



Document 2021 5223

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Date 12/23/2021 Time 12:40:29PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$655.20

Rev Stamp# 640 DOV# 631

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$410,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Henry and Rachelle Putney, 1101 North 14th Avenue, Winterset, IA 50273

$\frac{3}{4}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeremy Bowlsby a/k/a Jeremy S. Bowlsby and Courtney L. Bowlsby, a married couple** (the "Grantors"), do hereby convey to **Henry Putney and Rachelle Putney, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Four (4), Birchwood Estates Plat No. 3, an Addition to the City of Winterset,
Madison County, Iowa.

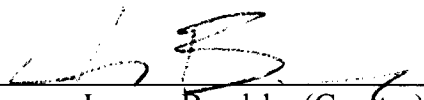


Subject to all covenants, restrictions and easements of record.

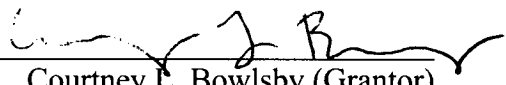
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

Dated the 21 day of December 2021.



Jeremy Bowsby (Grantor)



Courtney L. Bowsby (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on 21st December 2021, by Jeremy Bowsby and Courtney L. Bowsby.





Notary Public