



Document 2022 1732

Book 2022 Page 1732 Type 03 001 Pages 2
Date 6/08/2022 Time 10:38:31AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$383.20
Rev Stamp# 210 DOV# 202
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 240,000

✓ **Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN10648)
Return To: Brandon G. Christensen and Candice Emery 419 N 3rd St, WINTERSET, IA 50273
Taxpayer Information: Brandon G. Christensen and Candice Emery 419 N 3rd St, WINTERSET, IA 50273

P2202287

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Eric C. Fulton and Frances J. Fulton, a married couple, Convey(s) to Brandon G. Christensen**
~~Brandon G. Christensen and Candice Emery, a married couple, Convey(s) to Brandon G. Christensen~~
~~Brandon G. Christensen and Candice Emery, a married couple, Convey(s) to Brandon G. Christensen~~, the following described real estate:

**The West 66 feet of the North 132 feet of Lot Six (6) of DEPOT ADDITION
to the Town of Winterset, Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: May 28, 2022

Eric C. Fulton

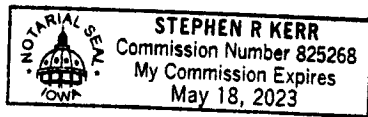
Eric C. Fulton

Frances J. Fulton

Frances J. Fulton

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on May 28th 20 22 by Eric C. Fulton
and Frances J. Fulton.



[Signature]
Notary Public in and for said State