

CONSIDERATION \$175000.00

BK: 2022 PG: 1882
Recorded: 6/23/2022 at 10:49:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$279.20
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Brenda Lee Mitchell and Jerry Mitchell, 508 E. Lane, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Duane Frey

Grantees: Brenda Lee Mitchell and Jerry Mitchell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Duane Frey, single, does hereby Convey to Brenda Lee Mitchell and Jerry Mitchell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Three (3) in Block One (1) of NORTH ADDITION to the Original Town of Winterset, Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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: 6/17/2022.

Duane Frey
Duane Frey, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/17/2022 by Duane Frey.

Robert C Duff
Signature of Notary Public

