

BK: 2022 PG: 737
Recorded: 3/14/2022 at 8:09:01.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$407.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Unit 200, West Des Moines, IA 50266
(515) 864-9369

Taxpayer Information and Return To: Dwayne A. Utterback, 709 E Madison St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Holly Lynn Frees and Rodney Travis Frees, a married couple**, do hereby Convey to **Dwayne A. Utterback and Nina R. Utterback, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Three (3) of Replat of Lot 3, AND Parcel "M", a portion of Madison Street, both tracts being located in Helen McCall Huntoon Addition Plat No. 3, City of Winterset, Madison County, Iowa and both tracts as shown in Plat of Survey filed in Book 2013, Page 2409 on August 15, 2013, in the Office of the Recorder of 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 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: 5-2-2022



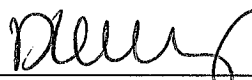
Holly Lynn Frees



Rodney Travis Frees

STATE OF Iowa)
COUNTY OF Dallas) ss:

This record was acknowledged before me on 3/2/22,
by Holly Lynn Frees and Rodney Travis Frees, a married couple.



Notary Public in and for said State

