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Date 4/01/2022 Time 10:21:46AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$339.20

Rev Stamp# 110 DOV# 105

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

✓ \$212,400⁰⁰

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

IAN PRICE, 419 Oak Street Drive, Winterset, Iowa 50273

File #39610-22-REM (rhh)

WARRANTY DEED

Legal: Lot Eight C (8C) of Arbor Park, Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa

Address: 419 Oak Street Drive, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kaitlyn Mattie Liston and Nathan Patrick Liston, a married couple**, do hereby convey the above-described real estate to **Ian Price, a married person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA) COUNTY OF <u>Madison</u>) SS: On this <u>29th</u> day of <u>March</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Kaitlyn Mattie Liston and Nathan Patrick Liston, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed. <u>Teresa Stremelau</u> Notary Public in and for said State	Dated: <u>03/29/22</u>, 2022 <u>Kaitlyn Mattie Liston</u> Kaitlyn Mattie Liston <u>Nathan Patrick Liston</u> Nathan Patrick Liston
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