



Document 2023 2787

Book 2023 Page 2787 Type 03 001 Pages 2
Date 11/13/2023 Time 12:27:01PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$959.20
Rev Stamp# 398 DOV# 397
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$599,900⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306 REG-144121
Tax Statement
& Return to: Samuel App Marshall and Kaitlin E Marshall - 1795 Millstream Ct, Winterset, IA 50273

WARRANTY DEED

1
2
For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeremy Bowlsby & Courtney Bowlsby a married couple** (the "Grantors"), do hereby convey to **Samuel App Marshall and Kaitlin E Marshall, 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 Twenty-eight (28) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

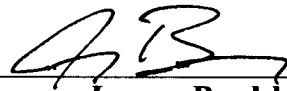
Subject to all covenants, restrictions and easements of record.



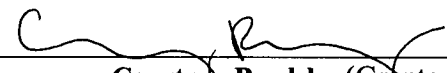
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 9th day of November, 2023.



Jeremy Bowsby (Grantor)



Courtney Bowsby (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on Nov- 9th, 2023, by Jeremy Bowsby & Courtney Bowsby.



Notary Public

