



Document 2024 1501

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,044.00

Rev Stamp# 204 DOV# 205

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$1653,000⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2726ROGI)

Return To: Douglas L. Winkowitsch, 1368 Old Portland Rd, Van Meter, IA 50261

Taxpayer Information: Douglas L. Winkowitsch, 1368 Old Portland Rd, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Stacy L. Fox, a single person**, does hereby Convey to **Douglas L. Winkowitsch and Kara D. Winkowitsch, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "E", a part of the existing Parcel "C", located in the Northwest Quarter (¼) of the Southwest (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.39 acres, as shown in Plat of Survey filed in Book 2006, Page 3457 on August 22, 2006, 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.

