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Date 6/11/2018 Time 12:09:41PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$435.20

Rev Stamp# 232 DOV# 231

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Kerry Brown, 1921 N. John Wayne Drive, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Kerry Brown, 1921 N. John Wayne Drive, Winterset, IA 50273

For the consideration of ---\$272,500.00--- Dollar(s) and other valuable consideration, Michael G. Rhoads and Jennifer L. Rhoads, husband and wife

Kerry E. Brown do hereby Convey to

Madison County, Iowa: Lot Seven (7) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa. the following described real estate in

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 on 6-4-18

Michael G. Rhoads
Michael G. Rhoads (Grantor)

Jennifer L. Rhoads
Jennifer L. Rhoads (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-4-18, by Michael G. Rhoads and Jennifer L. Rhoads



Sarah M. Cowman
Signature of Notary Public