

Page 1 of 2
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REV # 359.20
✓ 62716 & 6280
THO

Doc ID: 036851590002 Type: GEN
Kind: WARRANTY DEED
Recorded: 07/23/2021 at 02:59:55 PM
Fee Amt: \$376.20 Page 1 of 2
Revenue Tax: \$359.20
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2021-00078248
BK 18662 PG 352-353

Declaration Filed

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327
RETURN TO:
Return document to and mail tax statements to:
EMMA RONNEY, 2520 SE 17th Street, Des Moines, Iowa 50320 File #ISS (spo)
1143

WARRANTY DEED

Legal: Lot 7 in CRESTON WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa


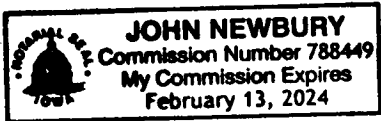
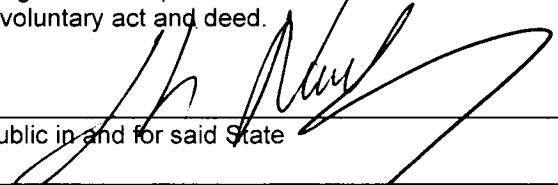
Address: 2520 SE 17th Street, Des Moines, Iowa 50320


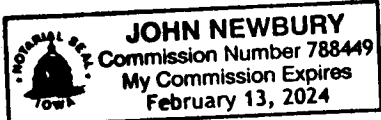
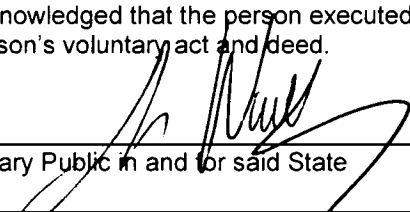
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donna J. Brown, a single person, and Troy A. Johnson, a single person**, do hereby convey the above-described real estate to **Emma Ronney, a single person**.

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 <u>Iowa</u>)) COUNTY OF <u>Polk</u>) SS:	Dated: <u>7-14-21</u> , 2021
On this <u>14</u> day of <u>July</u> , 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Donna J. Brown, a single person , to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.	 Donna J. Brown 
 Notary Public in and for said State	

STATE OF <u>Iowa</u>)) COUNTY OF <u>Polk</u>) SS:	Dated: <u>7-14-21</u> , 2021
On this <u>14</u> day of <u>July</u> , 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Troy A. Johnson, a single person , to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.	 Troy A. Johnson 
 Notary Public in and for said State	