



Document 2019 2405

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$564.00

Rev Stamp# 297 DOV# 304

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



## WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$ 353,000

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, PO Box 230, Winterset, IA 50273 Phone: 515-462-3731

**Taxpayer Information:** (Name and complete address)

Amber L. Sexton and Chad J. Sexton, 2206 Holliwel Valley Court, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Mark L. Smith, PO Box 230, Winterset, IA 50273 Phone: 515-462-3731

**Grantors:**

Troy Kerr

Amy Christensen

**Grantees:**

Amber L. Sexton

Chad J. Sexton

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
JOINT TENANCY**

For the consideration of ---\$353,000.00--- Dollar(s) and other valuable consideration, Troy Kerr and Amy Christensen, husband and wife

Amber L. Sexton and Chad J. Sexton do hereby Convey to

Amber L. Sexton and Chad J. Sexton as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lot Two (2) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



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 8-1-19

Troy Kerr (Grantor)

Amy Christensen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on \_\_\_\_\_, by Troy Kerr and Amy Christensen



Signature of Notary Public