

BK: 2019 PG: 2470
Recorded: 8/12/2019 at 8:52:47.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$77.60
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Earl D. Curtis and Shirley M. Curtis
1301 N. Elm Street, Jefferson, IA 50129

Return to: Earl D. Curtis and Shirley M. Curtis
1301 N. Elm Street, Jefferson, IA 50129

WARRANTY DEED – JOINT TENANCY

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Chris Magnani, single, (Grantor) does hereby Convey to Earl D. Curtis and Shirley M. Curtis, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lots 1, 2, 3, 7, and 8, in Block 7, Barker's Second Addition to the Town of Macksburg, in Madison County, Iowa;
subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

STATE OF IOWA, COUNTY OF DALLAS, ss: Dated: August 7, 2019

This instrument was acknowledged before me on August 7, 2019, by Chris Magnani (Grantor)

Chris Magnani, single.

James L. Bergkamp, Jr.
Notary Public

