

BK: 2019 PG: 2490
Recorded: 8/12/2019 at 3:10:27.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$927.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Kevin W. and Teresa L. Clemens
1457 Limestone Avenue
Winterset, Iowa 50273-8544

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Carl Tessmer
Sara Tessmer

Grantees:

Kevin W. Clemens
Teresa L. Clemens

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$580,000.00 and no/100ths----- Dollar(s) and other valuable consideration, CARL TESSMER and SARA TESSMER, husband and wife, do hereby Convey to KEVIN W. CLEMENS and TERESA L. CLEMENS, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 4, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "J" located therein, containing 10.53 acres, as shown in Plat of Survey filed in Book 2019, Page 2094 on July 2, 2019, in the Office of the Recorder of 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 August 12, 2019

Handwritten signature of Carl Tessmer

Carl Tessmer(Grantor)

Handwritten signature of Sara Tessmer

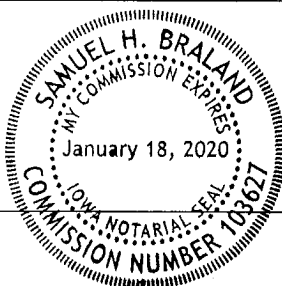
Sara Tessmer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 12, 2019, by Carl Tessmer and Sara Tessmer



Handwritten signature of Notary Public

Signature of Notary Public