



Document 2019 3537

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$839.20

ANNO

Rev Stamp# 426 DOV# 443

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 525,000



**WARRANTY DEED - JOINT TENANCY**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

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

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265

Phone: 515-223-6000

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

Benjamin and Adrienne Messer, 2938 187th Street, Winterset, Iowa 50273

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

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265

**Grantors:**

Dennis G. Kraft

Linda D. Kraft

**Grantees:**

Benjamin Messer

Adrienne Messer

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Dennis G. Kraft and Linda D. Kraft, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common. do hereby Convey to Benjamin Messer and Adrienne Messer, 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 (SE1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Locally known as: 2938 187th Street, Winterset, Iowa 50273

Subject to easements, restrictions and encumbrances of record.

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 October 30, 2019

[Signature of Dennis G. Kraft]
Dennis G. Kraft(Grantor)

[Signature of Linda D. Kraft]
Linda D. Kraft (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on October 30, 2019, by Dennis G. Kraft and Lindad D. Kraft, husband and wife



[Signature of Brett T. Osborn]
Signature of Notary Public