



Document 2020 1826

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Date 5/28/2020 Time 9:49:14AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$16.00

Rev Stamp# 179 DOV# 178

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

### WARRANTY DEED - JOINT TENANCY



Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer: James Sheppard and Stephanie Sheppard, 614 7th Ave. S., Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$10,500.00--- Dollar(s) and other valuable consideration, Joseph Carney, Single,

do hereby Convey to  
James Sheppard and Stephanie Sheppard,

as Joint Tenants  
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa: Lot Ten (10) in Block Three (3) and the West 81/4 feet of the  
North Sixty-six (66) feet of the vacated alley on the East side of said Lot Ten (10) of Hornback and  
Bevington's Addition to the Town of Winterset, 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 5-29-20-20

Joseph Carney  
Joseph Carney (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on \_\_\_\_\_, by Joseph Carney



Betsy Breeding  
Signature of Notary Public