



Document 2020 1879

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Date 6/01/2020 Time 9:45:09AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731
Taxpayer: Kevin M. Flaherty and Shelley S. Flaherty, 802 Lake St., Anita, IA 51002
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Peter H. Gilman and Luann K. Gilman, Husband and Wife, do hereby Convey to Kevin M. Flaherty and Shelley S. Flaherty, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See attached

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.

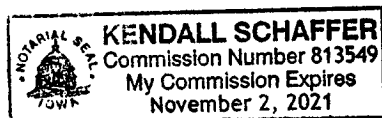
Dated on 5/27/20

Peter H. Gilman
Peter H. Gilman (Grantor)

Luann K. Gilman
Luann K. Gilman (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 27, 2020, by Peter H. Gilman and Luann K. Gilman



Kendall Schaffer
Signature of Notary Public

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This deed is exempt according to Iowa Code 428A.2(21). An undivided 1/2 interest in and to: A part of Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows: Commencing at a 1/2" iron pin at the Southwest corner of Parcel "F"; thence N 89°49'26" W a distance of 126.43' to a 1/2" iron pin at the point of beginning; thence N 00°10'34" E a distance of 15.10' to a 1/2" iron pin; thence S 89°49'17" E a distance of 373.99' to a 1/2" iron pin; thence Southeasterly along a 208.04' curve concave Southwesterly, an arc length of 71.96' to a 1/2" iron pin; thence N 89°49'26" W a distance of 443.98' to the point of beginning. Containing 0.145 acres including 0.145 acres of county road right of way easement.