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Date 6/08/2020 Time 12:00:26PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ Preparer/Return to: Kevin M. O'Hare, 118 E. Main St., Marshalltown, Iowa 50158 (641)752-8800  
Taxpayer: Shannon L. Pickett, 110 2nd Ave., Melbourne, IA 50162



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, **LENNIE CARKHUFF and DIXIE A. CARKHUFF, husband and wife**, do hereby Convey to **SHANNON L. PICKETT and SHAWN D. CARKHUFF, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common**, the following described real estate in Madison County, Iowa:

**W 1/4 of the SW 1/4 of the SW 1/4 and 3 acres in the SW Corner of the NW 1/4 of the SW 1/4 of Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa.**

**This deed is exempt according to Iowa Code 428A.2(21).**

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: May 29, 2020.

Lennie Carkhuff  
Lennie Carkhuff Grantor

Dixie A. Carkhuff  
Dixie A. Carkhuff Grantor

STATE OF IOWA, COUNTY OF MARSHALL:

This record was acknowledged before me on May 29, 2020, by Lennie Carkhuff and Dixie A. Carkhuff, husband and wife.

Megan C Manship  
Notary Public

