BK: 2020 PG: 207

Recorded: 1/21/2020 at 11:45:10.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Brian Osborn, 313 9th St NW, Altoona, Iowa 50009, 515-371-5177

Taxpayer Information:

Behr Construction Homes, LLC, 24964 288th Trail, Adel, IA 50003

Return Document to:

Behr Construction Homes, LLC, 24964 288th Trail, Adel, IA 50003

Grantors:

Brian Osborn Mackenzie Osborn 313 9th St NW Altoona, Iowa 50009

Grantees:

Behr Construction Homes, LLC 24964 288th Trail Adel, IA 50003

Legal Description:

Lot Seventeen (17) of Cedar Woods Plat One (1), City of Winterset, Madison County, Iowa

Locally Known as:

4921 Cedar Lane, Winterset, Iowa 50273

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration Brian Osborn and Mackenzie Osborn, husband and wife, hereby conveys to Behr Construction Homes, LLC the following described real estate in Madison County, Iowa:

Lot Seventeen (17) of Cedar Woods Plat One (1), City of Winterset, Madison County, Iowa

Locally known as: 4921 Cedar Lane, Winterset, Iowa 50273

Exempt from transfer tax pursuant to Iowa Code Chapter 428A.2 (21).

Subject to and together with any and all easements, covenants, and restrictions 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, according to the context.

Dated this 11th day of January 2020

Brian Osborn

STATE OF IOWA

COUNTY OF <u>Dallas</u> ss:

On this 200 day of January 2020, before me, the undersigned a Notary Public in and for said County and State, personally appeared Brian Osborn and Mackenzie Osborn, to me personally known, who being by me duly sworn, did say that they are the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County and State

Leslie Herman Commission Number 763645 My Commission Expires June 25, 2022