



Document 2020 2418

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Date 7/07/2020 Time 11:59:15AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$426.40

Rev Stamp# 255 DOV# 250

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\*266,685

Recorder's Cover Sheet

**WARRANTY DEED**

$\frac{1}{2}$

Prepared by:

Mark L. Smith  
Farmers & Merchants State Bank Building  
P.O. Box 230  
Winterset, IA 50273  
Phone: 515 - 462 - 3731

✓ Return to:

**Jordan, Oliver, Walters & Smith, P.C.**  
**P.O. Box 230**  
**Winterset, IA 50273**

Grantor: Courtney Yuskis  
Grantee: Richard David O'Bannon and Katie Lynn Racek

Legal Description: On Following Page



**WARRANTY DEED - JOINT TENANCY**

Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731  
Taxpayer: Richard David O'Bannon and Katie Lynn Racek, 1001 N. 4th Ave., Winterset, IA 50273  
Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$266,685.00--- Dollar(s) and other valuable consideration, Courtney Yuskis, Single,  
Richard David O'Bannon and Katie Lynn Racek,

do hereby Convey to  
as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 20 feet East and 508.3 feet North of the Southwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence North 89°05' East, 172 feet, thence North 148.05 feet, thence South 89°30' West, 172 feet, thence South 152.3 feet to the point of beginning, containing .59 of an acre, more or less.



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 6-30-20

Courtney Yuskis Courtney Yuskis (Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on 6-30-20, by Courtney Yuskis



Sarah M. Cowman  
Signature of Notary Public