



Document 2020 2637

Book 2020 Page 2637 Type 03 001 Pages 3

Date 7/23/2020 Time 12:06:57PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$207.20

ANNO

Rev Stamp# 287 DOV# 285

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$130,000



**WARRANTY DEED - JOINT TENANCY**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

LIN82341

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Christopher and Ashley Kuonen

1869 - 168th Street

Earlham, Iowa 50072

LSJ

**Return Document To:** (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Carl Tessmer

Sara Tessmer

**Grantees:**

Christopher Kuonen

Ashley Kuonen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
JOINT TENANCY

For the consideration of \$130,000.00 and no/100ths----- Dollar(s) and other valuable consideration, CARL TESSMER and SARA TESSMER, husband and wife, do hereby Convey to CHRISTOPHER KUONEN and ASHLEY KUONEN, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 July 21, 2020

Handwritten signature of Carl Tessmer
Carl Tessmer(Grantor)

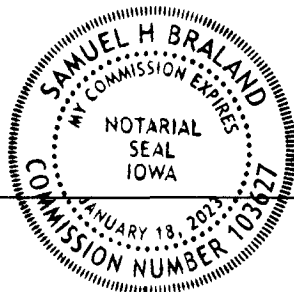
Handwritten signature of Sara Tessmer
Sara Tessmer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 21, 2020, by Carl Tessmer and Sara Tessmer



Handwritten signature of Notary Public
Signature of Notary Public

## Exhibit "A"

Parcel "K" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.60 acres, as shown in Plat of Survey filed in Book 2020, Page 2445 on July 8, 2020, in the Office of the Recorder of Madison County, Iowa.



Grantors do further hereby convey to the Grantees an easement for ingress and egress purposes over and across the ingress/egress easement area as shown in Plat of Survey filed in Book 2020, Page 2445 on July 8, 2020, in the Office of the Recorder of Madison County, Iowa, which description is incorporated herein by reference. The easement shall inure to the benefit and use of both Grantors and Grantees and their respective invitees, successors in interest, and assigns until amended or terminated by recorded agreement. The interest of each party and parcel as to the use and maintenance of said ingress/egress easement is subject to the terms and provisions of the Shared Driveway Agreement entered into by the Grantors and Grantees in conjunction with the recording of this deed.