

BK: 2020 PG: 640
Recorded: 3/2/2020 at 12:48:35.0 PM
Pages 2
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

Return To: Joshua Oswald, 3006 235th Street, St. Charles, Iowa 50240

Taxpayer: Joshua Oswald, 3006 235th Street, St. Charles, Iowa 50240

Preparer: Mathew D. Zinkula, 122 W. Jefferson Street, Osceola, Iowa 50213, Phone: (641) 342-2619

WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Joshua James Oswald, a single person, and Benjamin Colt Babb, a single person, do hereby Convey to Joshua James Oswald, a single person the following described real estate in Madison County, Iowa:

Parcel A located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Nine (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.07 acres, as shown in Plat of Survey filed in Book 2004, County Page 3351 on July 19, 2004 in the Office of the Recorder of Madison County, Iowa.

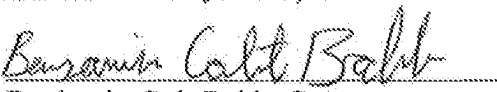
This deed is exempt according to Iowa Code 428A.2(21).

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.

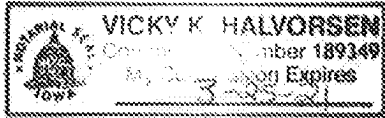
Dated: 2-26-2020


Joshua James Oswald, Grantor


Benjamin Colt Babb, Grantor

STATE OF IOWA, COUNTY OF Clarke

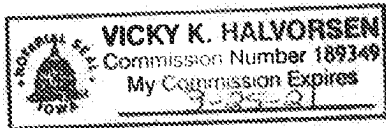
This record was acknowledged before me on 2-26-2020, by Joshua James Oswald.



Vicky K. Halvorsen
Signature of Notary Public

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me on 2-26-2020, by Benjamin Colt Babb.



Vicky K. Halvorsen
Signature of Notary Public