



Document 2021 1480

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Date 4/09/2021 Time 11:40:45AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$436.00

Rev Stamp# 157 DOV# 158

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

✓ **Return To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Taxpayer: Clayton Callahan and Amanda Auten, 315 W. Court Ave., Winterset, IA 50273

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

$\frac{1}{3} \times 2$



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Seventy-Two Thousand Eight Hundred Dollar(s) and other valuable consideration, Jeremy Klobnak and Amanda Klobnak, Husband and Wife, do hereby Convey to Clayton Callahan and Amanda Auten, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Three (3) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.



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: 04/08/2021

Jeremy Klobnak, Grantor

Amanda Klobnak, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4-8-21 by Jeremy Klobnak and Amanda Klobnak.



Signature of Notary Public

