



Document 2021 2407

Book 2021 Page 2407 Type 03 001 Pages 2	
Date 6/10/2021 Time 1:29:51PM	
Rec Amt \$12.00 Aud Amt \$5.00	INDX
Rev Transfer Tax \$319.20	ANNO
Rev Stamp# 265 DOV# 264	SCAN
LISA SMITH, COUNTY RECORDER	CHEK
MADISON COUNTY IOWA	

**WARRANTY DEED JOINT TENANCY**

*2/3 K 2* **Recorder's Cover Sheet** *\$199,900*

**Preparer Information:** Joseph K. Strong  
106 East Salem Avenue, P.O. Box 215, Indianola, IA 50125, Phone: 515-961-2574

**Taxpayer Information:** Erin K. Brotherson and Bradley Duckworth, 513 W Carpenter Street,  
St. Charles, IA 50240

**Return Document To:** Joseph K. Strong  
106 East Salem Avenue, P.O. Box 215, Indianola, IA 50125

**Grantors:** A Janet Townsend and Norman D. Townsend

**Grantees:** Erin K. Brotherson and Bradley Duckworth

**Legal Description:** See Page 2

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



WARRANTY DEED – JOINT TENANCY

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, A Janet Townsend and Norman D. Townsend, wife and husband, do hereby Convey to Erin K. Brotherson and Bradley Duckworth as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Thirty-one (31) of Kephart’s Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, 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: 6-9-, 2021

*A Janet Townsend*  
A Janet Townsend, Grantor

*Norman D. Townsend*  
Norman D. Townsend, Grantor

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on June 9,, 2021 by A. Janet Townsend and Norman D. Townsend, wife and husband.



*[Signature]*  
Notary Public in the State of Iowa