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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Nancy Gale Fagan, 107 N. West Street, Macksburg, IA 50155

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

Grantors: Nancy Gale Fagan

Grantees: Nancy Gale Fagan and Donald Shon Fagan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Nancy Gale Fagan, single person, does hereby Convey to Nancy Gale Fagan and Donald Shon Fagan, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

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

Lots 78 and 79 of the Original Town of Macksburg, 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: 7/19/21

Nancy Gale Fagan
Nancy Gale Fagan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/19/21 by Nancy Gale Fagan.

Signature of Notary Public

