

CONSIDERATION \$100,000.00

BK: 2022 PG: 2460
Recorded: 8/17/2022 at 12:00:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
LISA SMITH 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: Matt Owens and Tangie Lane Owens, ~~1514 210th Street, Red Oak, IA~~
~~51566~~ *301 E South St. Macksburg IA 50155*

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

Grantors: Warren J. Drake and Karen S. Drake

Grantees: Matt Owens and Tangie Lane Owens

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Warren J. Drake and Karen S. Drake, husband and wife, do hereby Convey to Matt Owens and Tangie Lane Owens, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots One, (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Ten (10) of Barker's Second Addition to the 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: August 17, 2022.

Warren J. Drake
Warren J. Drake, Grantor

Karen S. Drake
Karen S. Drake, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on August 17, 2022 by Warren J. Drake and Karen S. Drake.

Toni Marie Tindle
Signature of Notary Public

