



Document 2022 3146

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Rev Transfer Tax \$287.20
Rev Stamp# 408 DOV# 402

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Tyler Williams and Jenna Kosman, 114 N. Cherry Street, St. Charles, IA 50240
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Morgan Newlin, a Single Person, does hereby Convey to Tyler Williams and Jenna Kosman, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land located in of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Town of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 142 feet North of the intersection of the North line of Main Street and the West line of Cherry Street, as now used and established, and running thence North 132 feet, thence West 107 feet, thence South 132 feet, thence East 107 feet to the point of beginning.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: October 27, 2022.

Morgan Newlin
Morgan Newlin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 27, 2022 by Morgan Newlin.



Toni Marie Tindle
Signature of Notary Public