



Document 2023 2582

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Date 10/20/2023 Time 1:03:58PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$295.20 ANNO

Rev Stamp# 371 DOV# 370 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$185,000.<sup>00</sup>

**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:** Kevin Curry and Kacy Curry, 921 E. Court, Winterset, IA 50273

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

**Grantors:** Malcom Kirk and Anne Kirk

**Grantees:** Kevin Curry and Kacy Curry

**Legal Description:** See Page 2

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



**WARRANTY DEED JOINT TENANCY**

For the consideration of One Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Malcom Kirk and Anne Kirk, husband and wife, do hereby Convey to Kevin Curry and Kacy Curry, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South 132 feet of Out Lot Three (3) of Loughridge & Cassiday's Addition to Winterset, Madison County, Iowa, EXCEPT the West 189 feet thereof.




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.

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.

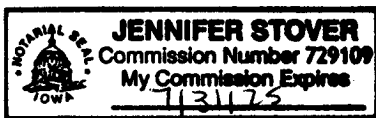
Dated: 10/18/2023

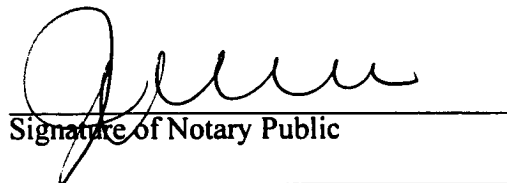
  
Malcom Kirk, Grantor

  
Anne Kirk, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/18/23 by Malcom Kirk and Anne Kirk.



  
Signature of Notary Public