

BK: 2023 PG: 489
Recorded: 3/10/2023 at 8:07:54.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Myron E. Hirschman and Kristine F. Hirschman
215 E. Grade Street
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantor:

Myron E. Hirschman

Grantees:

Myron E. Hirschman
Kristine F. Hirschman

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **MYRON HIRSCHMAN also known as MYRON E. HIRSCHMAN and KRISTINE F. HIRSCHMAN, husband and wife**, do hereby convey to: **MYRON E. HIRSCHMAN and KRISTINE F. HIRSCHMAN, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Lots 7 and 8 in Block 1 of Railroad Addition to the Original Town of Winterset, Madison County, Iowa. Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

And

Lot 7 except the West 57 feet thereof, and the South half (S $\frac{1}{2}$) of Lot 6 except the West 57 feet thereof, in Block 6 of West Addition to the Town of Winterset, Madison County, Iowa; and a tract of real estate bounded by and included within a line running as follows: Commencing at the Southwest corner of Lot 8 in Block 6 of West Addition in the City of Winterset, Iowa, running thence North 99 feet, thence West 16 $\frac{1}{2}$ feet, thence South 99 feet to the Southeast corner of Lot 7 in said Block 6, thence East 16 $\frac{1}{2}$ feet to the place of beginning, subject to easements and covenants of record.

This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

Wherever in the chain of title to the above described real estate the names Myron Hirschman and Myron E. Hirschman appear, they refer to one and the same person.

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.

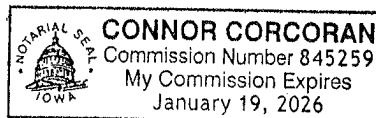
Dated: March 8, 2023.

Myron E. Hirschman
Myron E. Hirschman

Kristine F. Hirschman
Kristine F. Hirschman

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on March 8, 2023 by Kristie F. Hirschman also known as Kristine F. Hirschman also known as Kristie Hirschman and Myron E. Hirschman, wife and husband.



Connor Corcoran
Notary Public