



Document 2023 656

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$3,950⁰⁰

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

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Thomas C. Kalasinsky and Karen Kalasinsky 5214 Cedar Lane,
Winterset, IA 50273

Return Document To: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Cameron R. Marks and Chloe L. Marks

Grantees: Thomas C. Kalasinsky and Karen Kalasinsky

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Thousand Nine Hundred Fifty Dollar(s) and other valuable consideration, Cameron R. Marks and Chloe L. Marks, husband and wife, do hereby Convey to Thomas C. Kalasinsky and Karen Kalasinsky, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" all that part of Lot 12 in Cedar Woods Plat 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of said Lot 12, thence South 88°38'17" East, along the North line of said Lot 12, a distance of 377.71 feet, to the Northeast Corner of said Lot 12; thence South 32°32'00" East, along the East line of said Lot 12, a distance of 46.00 feet; thence North 83°13'50" West, a distance of 405.17 feet to the Point of Beginning, and containing 7,211 square feet or 0.166 acres of land, more or less.

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: 4/3/23

[Signature of Cameron R. Marks]
Cameron R. Marks, Grantor

[Signature of Chloe L. Marks]
Chloe L. Marks, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 3, 2023 by Cameron R. Marks and Chloe L. Marks.



[Signature of Lauren Palmer]
Signature of Notary Public