



Document 2024 1162

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Date 5/29/2024 Time 1:05:44PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$861.60

ANNO

Rev Stamp# 149 DOV# 155

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$539,000.00

**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: Lavern and Jan Kinderknecht 700 22nd Ave., Sheldon, IA 51201

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

Grantors: Brian Charron and Lois Charron

Grantees: Lavern Kinderknecht and Jan Kinderknecht


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Thirty-Nine Thousand Dollar(s) and other valuable consideration, Brian Charron and Lois Charron, husband and wife, do hereby Convey to Lavern Kinderknecht and Jan Kinderknecht, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

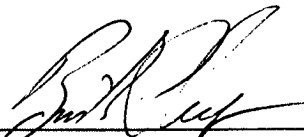
Lots Twenty (20) and Twenty-seven (27) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa. 

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: May 25, 2024.



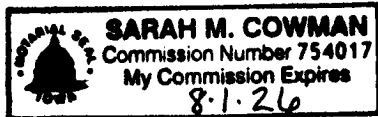
Brian Charron, Grantor

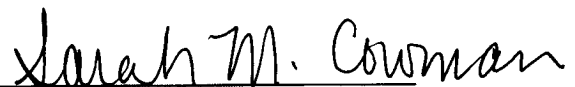


Lois Charron, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-25-24 by
Brian Charron and Lois Charron.





Signature of Notary Public