



Document 2024 2015

Book 2024 Page 2015 Type 03 001 Pages 2
Date 8/20/2024 Time 1:21:50PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$499.20
Rev Stamp# 283 DOV# 278
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$312,500.00

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

PTSB 153085

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Shawn Richard Schulz and Brenda Cornwell, 6000 NW 62nd Street Unit 200, Johnston, IA 50131

Return Document To: Shawn Richard Schulz, 6000 NW 62nd Street Unit 200, Johnston, IA 50131

Grantors: Becky Knight Realty, LLC

Grantees: Shawn Richard Schulz and Brenda Cornwell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twelve Thousand Five Hundred Dollar(s) and other valuable consideration, Becky Knight Realty, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Shawn Richard Schulz and Brenda Cornwell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) of Timber Creek Estates Subdivision, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.



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.

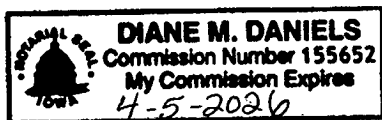
Dated: 8-16-2024

Becky Knight Realty, LLC, an Iowa limited liability company

By Rebecca Knight, Member Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 08-16-2024 by Rebecca Knight, as Member Manager, of Becky Knight Realty, LLC a limited liability company.



Diane M. Daniels Signature of Notary Public