

\$200,000.00

BK: 2024 PG: 2027
Recorded: 8/21/2024 at 8:46:53.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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: Micheal Lee Cosimo and Katie Nicole Cosimo, 2706 Glover Avenue,
Des Moines, Iowa, 50315

Return Document To: Micheal Lee Cosimo, 2706 Glover Avenue, Des Moines, Iowa, 50315

Grantors: Becky Knight Realty, LLC

Grantees: Micheal Lee Cosimo and Katie Nicole Cosimo

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thousand 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 Micheal Lee Cosimo and Katie Nicole Cosimo, "a married couple", as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) 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.

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.

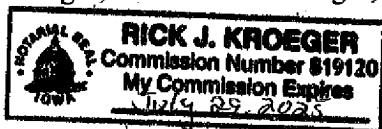
Dated: 8/20/2024

Becky Knight Realty, LLC, an Iowa limited liability company

By Rebecca Knight member manager
Rebecca Knight, Member Manager

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 8/20/2024, by Rebecca Knight, as Member Manager, of Becky Knight Realty, LLC a limited liability company.



Signature of Notary Public