

\$580,000.00

BK: 2025 PG: 160
Recorded: 1/17/2025 at 10:41:45.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$927.20
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, Tel: 515-462-3731

Taxpayer Information: Jeffrey A. Barnwell and Tami L. Barnwell, 2064 226th Ct., Winterset, IA 50273

Return Document To: Jeffrey A. Barnwell, 2064 226th Ct., Winterset, IA 50273

Grantors: Daniel A. Lawson and Sharon K. Lawson

Grantees: Jeffrey A. Barnwell and Tami L. Barnwell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY


For the consideration of Five Hundred Eighty Thousand Dollar(s) and other valuable consideration, Daniel A. Lawson and Sharon K. Lawson, husband and wife, do hereby Convey to Jeffrey A. Barnwell and Tami L. Barnwell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


Lot Thirteen (13), and Parcel "D" of Lot Twelve (12), and Parcel "C" of Lot Fourteen (14), all in Kippy Ridge Estates, a Subdivision located in the North Half (½) of the Southeast Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; Parcels "C" and "D" as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010, in the Office of the Recorder of 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: 1-13-25

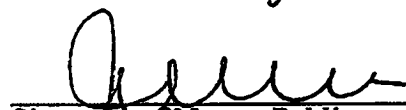

Daniel A. Lawson, Grantor


Sharon K. Lawson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 13, 2025 by Daniel A. Lawson and Sharon K. Lawson.




Signature of Notary Public