



Document 2015 1547

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 159 DOV# 168

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

✓ **Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2190ESP)

✓ **Return To:** Garrett Robinson, 515 E. 1<sup>st</sup> Street, Earlham, Iowa 50072

**Taxpayer Information:** Garrett Robinson, 515 E. 1<sup>st</sup> Street, Earlham, Iowa 50072

\$150,000

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Devon A. Osberg and Angel M. Osberg f/k/a Angel M. Baker, husband and wife**, do hereby Convey to **Garrett Robinson, a single person, and Chandra Wichhart, a single person**, 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 the Richard L. Walters Subdivision in the City of Earlham, Madison County, Iowa, EXCEPT that part thereof more particularly described as follows, to-wit: Beginning at the Northeast corner of Lot Three (3) of the said Richard L. Walters Subdivision, thence North 89°31'16" East 13 feet along the boundary line of said Lot One (1); thence South 00°05'50" West 79.36 feet; thence South 89°32'44" West 13 feet to the Southeast corner of said Lot Three (3); thence North 00°05'50" East 79.35 feet along the East line of said Lot Three (3) to the point of beginning;**

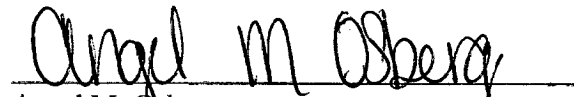
Subject to all covenants, restrictions and easements of record.

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: 5/28/15


  
Devon A. Osberg

  
Angel M. Osberg

STATE OF Iowa )  
) ss:  
COUNTY OF Madison )

On this 28 day of May, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared Devon A. Osberg and Angel M. Osberg f/k/a Angel M. Baker, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



  
Notary Public in and for said State