



Document 2015 2908

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Date 10/05/2015 Time 12:03:53PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 368 DOV# 388

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

WF17068

\$95,000

Preparer Information: (name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515) 223-6000

¹/₂ **Taxpayer Information:** (name and complete address)

Angel and Daniel Kahaly, 616 E. Court Avenue, Winterset, Iowa 50273

^m **Return Document To:** (name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:

Karna V. Dougherty, Daniel Patrick Dougherty, Roger Scott Osborn, Kathy Jo Osborn and Shelley M. Dickinson

Grantees:

Angel Kahaly and Daniel Kahaly

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

Brett T. Osborn, Attorney

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Karna V. Dougherty and Daniel Patrick Dougherty, wife and husband, Roger Scott Osborn and Kathy Jo Osborn, husband and wife, and Shelley M. Dickinson, a single person**, do hereby Convey to **Angel Kahaly and Daniel Kahaly, wife and husband, 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) and the East Half (1/2) of Lot Two (2) in Block Four (4) of Laughridge & Cassidy's Addition to the Original Town Plat of Winterset, Madison County, Iowa.



Subject to easements, restrictions and encumbrances 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: 10/1/15

Karna Vee Dougherty
Karna V. Dougherty (Grantor)

Daniel Patrick Dougherty
Daniel Patrick Dougherty (Grantor)

Roger Scott Osborn
Roger Scott Osborn (Grantor)

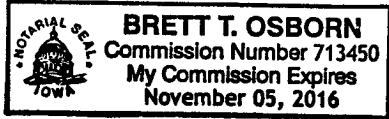
Kathy Jo Osborn
Kathy Jo Osborn (Grantor)

Shelley M. Dickinson
Shelley M. Dickinson (Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF Polk

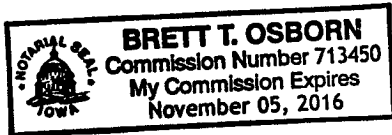
This record was acknowledged before me this 1st day of October, 2015, by Karna V. Dougherty and Daniel Patrick Dougherty, wife and husband.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 1st day of October, 2015, by Roger Scott Osborn and Kathy Jo Osborn, husband and wife.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 1st day of October, 2015, by Shelley M. Dickinson, a single person.



[Signature]
Signature of Notary Public