



Document 2018 2230

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

James G. Rowe  
201 East 1st Street, P.O. Box 279  
Leon, IA 50144, Phone: (641) 446-4613

**Taxpayer Information:** (Name and complete address)

Joshua James Oswald  
Benjamin Colt Babb  
3006 235th Street  
Saint Charles, IA 50240

**Return Document To:** (Name and complete address)

James G. Rowe  
201 East 1st Street, P.O. Box 279  
Leon, IA 50144

**Grantors:**

Joshua James Oswald  
James Arthur Oswald

**Grantees:**

Joshua James Oswald  
Benjamin Colt Babb

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One (41.00) Dollar(s) and other valuable consideration, Joshua James Oswald, single, and James Arthur Oswald, single do hereby Convey to Joshua James Oswald, single, and Benjamin Colt Babb, single, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.07 acres, as shown in Plat of Survey filed in Book 2004, Page 3351 on July 19, 2004 in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 on June 29, 2018.

[Signature of Joshua James Oswald]
Joshua James Oswald (Grantor)

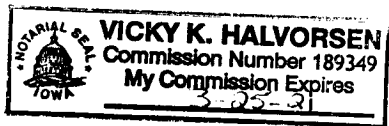
[Signature of James Arthur Oswald]
James Arthur Oswald (Grantor)

(Grantor)

(Grantor)

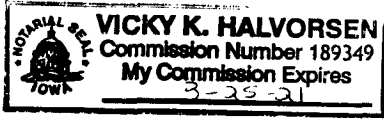
STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on June 29, 2018, by Joshua James Oswald, single.



[Signature of Vicky K. Halvorsen]
Signature of Notary Public

STATE OF IOWA, COUNTY OF CLARKE  
This record was acknowledged before me on June, 2018, by James Arthur Oswald, single



Vicky K Halvorsen  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public