

BK: 2018 PG: 4203  
Recorded: 12/26/2018 at 9:05:58.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$375.20  
LISA SMITH RECORDER  
Madison County, Iowa

### WARRANTY DEED



Return to: Brian C. Osmanski and Peggie L. Emmack, 720 N. 9th Avenue, Winterset, IA 50273  
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731  
Taxpayer: Brian C. Osmanski and Peggie L. Emmack, 720 N. 9th Avenue, Winterset, IA 50273

For the consideration of ---\$235,000.00--- Dollar(s) and other valuable consideration, Nancy Welch, single person and Kimberly Ann Welch, single person

Brian C. Osmanski and Peggie Louise Emmack, as tenants in common do hereby Convey to

Madison County, Iowa: Lot Fifteen (15) of Corkrean & Watts Addition Plat Two (2), an Addition to the City of Winterset, 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.

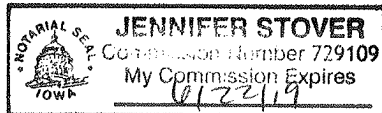
Dated on 12-20-2018

Nancy Welch  
Nancy Welch (Grantor)

Kimberly Ann Welch  
Kimberly Ann Welch (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec. 20, 2018, by Nancy Welch



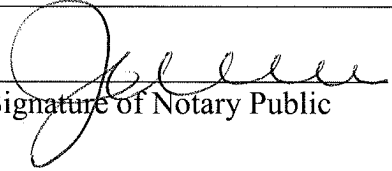
[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 20, 2018, by Kimberly Ann Welch

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Signature of Notary Public