

Document 2019 474

Book 2019 Page 474 Type 03 001 Pages 1 Date 2/11/2019 Time 11:20:07AM

Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$274.40

Rev Stamp# 39

INDX **ANNO SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

| WARRA | NTV | DEED | - IOINT | TENA | NCV |
|-------|-----|------|---------|------|-----|

| WARRANTY DEED - JOINT TENANCY |
|--|
| Return to: Kelliegh and Joshua Beougher, 401 E. Jefferson, Winterset, IA 50273 Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731 Taxpayer: Kelliegh and Joshua Beougher, 401 E. Jefferson, Winterset, IA 50273 For the consideration of Pollar(s) and other valuable |
| Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731 |
| Taxpayer: Kelliegh and Joshua Beougher, 401 E. Jefferson, Winterset, IA 50273 |
| For the consideration of |
| consideration, Timothy Tran Nguyen and LeAnn Nguyen, married couple |
| do hereby Convey to |
| Kelliegh Beougher and Joshua Beougher |
| as Joint Tenants |
| with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in |
| Madison County, Iowa: A tract of land located in Out Lot Two (2) in East Addition of |
| Out Lots to the Original Town of Winterset, Madison County, Iowa, more particularly described as |
| follows to wit: Commencing at a point 33 feet North of the Southwest corner of said Out Lot Two (2), |
| running thence North along the West side of said Lot 140 1/4 feet, thence West parallel with the |
| South line of said Lot 66 feet to the place of beginning. |
| |

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, stead and distributive share in and to the real estate. Words and phrases berein including

| acknowledgment hereof, shall be construed as in the sing | • | | |
|--|--|---|--|
| feminine gender, according to the context. Dated on 2/2/9 | | | |
| Timothy Tran Nguyen(Grantor) | Le Ann Nguyen (Grantor) | | |
| STATE OF Howaii (ity and STATE OF Howaii City and COUNTY OF This record was acknowledged before me on From | MADISON CHLOE WILKING" | | |
| Nguyen and LeAnn Nguyen | NOTARY PUBLIC | • | |
| Manual Control of the | Signature of Notary Public Si | | |
| The Iowa State Bar Association 2018. | Form No. 103, Warranty Deed - Joint Tenancy | | |

NOTARY
PUBLIC © The Iow
Comm. No.
16-261

STATE OF HANNAM. Comm. No.

Doc. Description: Vernonty Joint Tenencu

Revised May 2016

Chloe Wilkins Notary Public, State of Hawaii 02-02-19 My Commission Expires: **Notary Signature** Date July 10, 2020