



Document 2019 708

Book 2019 Page 708 Type 03 001 Pages 1

Date 3/05/2019 Time 11:52:58AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$642.40

Rev Stamp# 63 DOV# 62

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

219039

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1004RTE)

✓ Return To: Heath Osberg, 3295 230th Street, SAINT CHARLES, IA 50240

Taxpayer Information: Heath Osberg, 3295 230th Street, SAINT CHARLES, IA 50240

LIN55104

\$402,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nick Zellmer and Kayla Zellmer, a married couple**, do hereby Convey to **Heath Osberg, a single person**, the following described real estate in Madison County, Iowa:

Lot Two (2) of CLANTON CREEK CORNER SUBDIVISION, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

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: February 28th 2019

Nick Zellmer
Nick Zellmer

Kayla Zellmer
Kayla Zellmer

STATE OF Iowa)

COUNTY OF Polk)

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)ss:
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This record was acknowledged before me on February 28th 2019, by Nick Zellmer and Kayla Zellmer, a married couple.

[Signature]
Notary Public in and for said State

