

BK: 2019 PG: 1233
Recorded: 5/1/2019 at 3:10:23.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$615.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Emily & James Kessler, 1525 South 4th Avenue, Winterset, IA 50273
Taxpayer: Emily M. and James W. Kessler, 1525 South 4th Avenue, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273 Phone: (515) 462-3731

For the consideration of -----\$385,000.00----- Dollar(s) and other valuable consideration, Peggy M. Larson, Single

do hereby Convey to
Emily M. Kessler and James W. Kessler, a married couple,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: Parcel "B" located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 2.124 acres, as shown in Plat of Survey filed in Book 2, Page 306 on November 26, 1996, in the Office of the Recorder's of Madison County, Iowa.

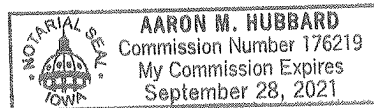
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 5/1/19

Peggy M. Larson(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on May 1, 2019, by Peggy M. Larson



Signature of Notary Public