



Document 2019 1421

Book 2019 Page 1421 Type 03 001 Pages 2

Date 5/20/2019 Time 8:27:38AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$455.20

Rev Stamp# 151 DOV# 157

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 285,000⁰⁰

$\frac{1}{2}$

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, Phone: (515) 981-5401

F1056147

Taxpayer Information: (name and complete address)

Jennifer Lee Brown and Adam Fisher, 3089 230th Street, St Charles, Iowa 50240

EJ

Return Document To: (name and complete address)

Jennifer Lee Brown and Adam Fisher, 3089 230th Street, St Charles, Iowa 50240

Grantors:

Jeffrey Coughlin, 3900 25th Ave., Cumming, Iowa 50061

Grantees:

Jennifer Lee Brown and Adam Fisher, 3089 230th Street, St Charles, Iowa 50240

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Jeffrey Coughlin and Brenda Coughlin, husband and wife, do hereby convey to Jennifer Lee Brown and Adam Fisher, 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 Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

MCA

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: MAY 15, 2019.

Jeffrey Coughlin
Jeffrey Coughlin (Grantor)

Brenda Coughlin
Brenda Coughlin (Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on MAY 15, 2019, by, Jeffrey Coughlin and Brenda Coughlin, husband and wife.

Matthew D Kern
Signature of Notary Public

