



Document 2019 2236

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$343.20
Rev Stamp# 273 DOV# 282

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY



Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273 Phone: 515-462-3731
Taxpayer: David Balch and Kimberly Balch, 824 N. 14th Avenue, Winterset, IA 50273
Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273 Phone: 515-462-3731

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For the consideration of ---\$215,000.00--- Dollar(s) and other valuable consideration, Kyle S. Leonard and Michelle R. Leonard, husband and wife

David Balch and Kimberly Balch do hereby Convey to

David Balch and Kimberly Balch as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lot Seventeen (17) in Block Four (4) of Birchwood Estates Plat No. 1, 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 7-18-19

Kyle S. Leonard
Kyle S. Leonard (Grantor)

Michelle R. Leonard
Michelle R. Leonard (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-18-19, by Kyle S. Leonard and Michelle R. Leonard

Sarah M. Cowman
Signature of Notary Public

