



Document 2020 1004

Book 2020 Page 1004 Type 03 001 Pages 1

Date 4/01/2020 Time 12:26:12PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$271.20

ANNO

Rev Stamp# 99 DOV# 98

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$170,000



WARRANTY DEED - JOINT TENANCY

Return to: David M. Erickson, 215 10th St., #1300, Des Moines, Iowa 50309 FB72843

Taxpayer: Courtney J. Mohs, 401 S Morgan St., Saint Charles, IA 50240

Preparer: David M. Erickson, 215 10th St., #1300, Des Moines, Iowa 50309, Phone: (515)

288-2500

2 For the consideration of _____ One _____ Dollar(s) and other valuable consideration, Anthony Fath, single,

_____ do hereby Convey to Courtney J. Mohs and Christopher J. Mohs, wife and husband,

_____ 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 the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 2.83 acres, as shown in Retracement Plat of Survey filed in Book 2017, Page 944 on March 27, 2017, in the Office of the Recorder 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.

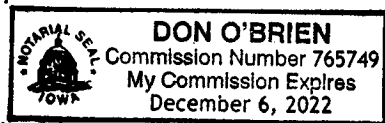
Dated on 3-30-20

[Signature]
Anthony Fath (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 30, 2020, by Anthony Fath, single



[Signature]
Signature of Notary Public