

BK: 2020 PG: 1863
Recorded: 5/29/2020 at 10:48:33.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731
Taxpayer: Philip and Shirley Macumber, 909 W. Court Ave., Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ~~30~~ \$240,000.00--- Dollar(s) and other valuable consideration, Brian Osmanski, Single, and Peggy Emmack, Single,
Philip Macumber and Shirley Macumber, do hereby Convey to
Philip Macumber and Shirley Macumber, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lot Fifteen (15) of Corkrean & Watts Additional Plat Two (2), 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 5-28-20

Brian Osmanski
Brian Osmanski (Grantor)

Peggy Emmack
Peggy Emmack (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-28-20, by Brian Osmanski + Peggy Emmack



Sarah M. Cowman
Signature of Notary Public

INDIVIDUAL CAPACITY ACKNOWLEDGMENTS

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 5-28-20, by Peggy Emmack



Sarah M. Cowman
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public