



Document 2022 1727

Book 2022 Page 1727 Type 03 001 Pages 2
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Rev Stamp# 208

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$35,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Blaine Lowden and DeAnn Harvey-Lowden, 2530 190th Trail,
Winterset, IA 50273

✓ **Return Document To:** Blaine Lowden, 2530 190th Trail, Winterset, IA 50273

Grantors: Marvin D. Cox and Denise Cox

Grantees: Blaine Lowden and DeAnn Harvey-Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, Marvin D. Cox and Denise Cox, Husband and Wife, do hereby Convey to Blaine Lowden and DeAnn Harvey-Lowden, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (S½) of Lots Three (3) and Four (4) in Block Thirteen (13) of the Original Town Plat of Winterset, Madison County, Iowa.

This Deed is given in full satisfaction of a Real Estate Contract filed January 27, 2021, in Book 2021, Page 335 of the Recorder's Office 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.

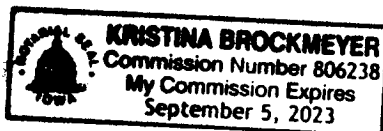
Dated: 6/7/2022.

Marvin D. Cox
Marvin D. Cox, Grantor

Denise Cox
Denise Cox, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 7, 2022 by Marvin D. Cox and Denise Cox.



Kristina Brockmeyer
Signature of Notary Public