



Document 2023 1272

Book 2023 Page 1272 Type 03 001 Pages 2

Date 6/06/2023 Time 11:52:53AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$439.20 ANNO

Rev Stamp# 167 DOV# 166 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$275,000⁰⁰

**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

FPCL039473

¹/₂ **Taxpayer Information:** Daniel Robert Cross and Charlee Ann Cross, 2396 Highway 169, Winterset, IA 50273

¹/₂ **Return Document To:** Daniel Robert Cross and Charlee Ann Cross, 2396 Highway 169, Winterset, IA 50273

Grantors: Michael Schirm and Kristi Schirm

Grantees: Daniel Robert Cross and Charlee Ann Cross

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

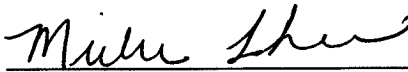
For the consideration of Two Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Michael Schirm and Kristi Schirm, husband and wife, do hereby Convey to Daniel Robert Cross and Charlee Ann Cross, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.001 acres, as shown in Plat of Survey filed in Book 3, Page 197 on March 23, 1998, in the Office of the Recorder of Madison County, Iowa. 

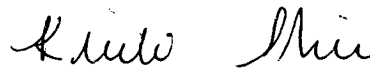
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 6/11/23



Michael Schirm, Grantor

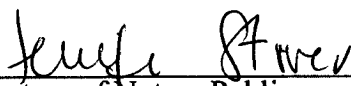


Kristi Schirm, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/11/23 by Michael Schirm and Kristi Schirm.




Signature of Notary Public