



Document 2024 1223

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$863.20 ANNO

Rev Stamp# 157 DOV# 163 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 540,000.00

**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: Thomas Sharratt and Lyndsay Sharratt, 2078 226th Court, Winterset,
IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Douglas M. Watt and Cheryl A. Watt

Grantees: Thomas Sharratt and Lyndsay Sharratt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Forty Thousand Dollar(s) and other valuable consideration, Douglas M. Watt and Cheryl A. Watt, husband and wife, do hereby Convey to Thomas Sharratt and Lyndsay Sharratt, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots Eleven (11) and Twelve (12) of Kippy Ridge Estates, a Subdivision located in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D", a part of said Lot Twelve (12), containing 2.958 acres, as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010, 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: 5/31/2024

Douglas M. Watt
Douglas M. Watt, Grantor

Cheryl A. Watt
Cheryl A. Watt, Grantor

South Carolina Beaufort
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 31, 2024 by Douglas M. Watt and Cheryl A. Watt.

Joshua Malamud
Signature of Notary Public

