



Document 2018 839

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Date 3/19/2018 Time 10:53:36AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 104 DOV# 106

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$140,000.⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

✓ Law office of Verle Norris, P.O. Box 279, Leon, IA 50144

Mail tax statements and return document to:

Joshua James Oswald, 3006 235th St, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shane A. Eckelberg and Wendi Eckelberg, a married couple**, does hereby convey unto **Joshua James Oswald and James Arthur Oswald, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

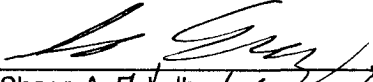
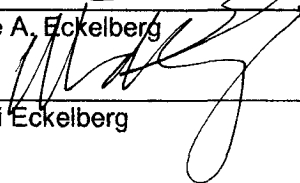
Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.07 acres, as shown in Plat of Survey filed in Book 2004, Page 3351 on July 19, 2004 in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-78536/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

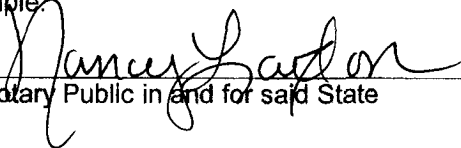
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Shane A. Eckelberg

Wendi Eckelberg

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on March 11th 2018 by Shane A. Eckelberg and Wendi Eckelberg, a married couple.




Notary Public in and for said State