



Document 2019 2341

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Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Dennis and Claudia Royal, 2882 Limestone Avenue, Winterset, IA 50273

Taxpayer: Dennis and Claudia Royal, 2882 Limestone Avenue, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, IA 50273, Phone: (515) 462-3731

For the consideration of \$1 Dollar(s) and other valuable consideration, Dennis E. Royal and Claudia M. Royal, Husband and Wife

Dennis E. Royal and Claudia M. Royal, do hereby Convey to

Dennis E. Royal and Claudia M. Royal, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: Parcels "A" and "B" in the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Farm Plat Book 2, Page 430 of the Recorder's Office of Madison County, Iowa, and as shown in the Plat of Survey filed in Book 2009, Page 606 of the Recorder's Office of Madison County, Iowa.

This Deed is given for the purpose of correcting the Warranty Deed filed in Book 2019, Page 1164 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 on July 31, 2019

Dennis E. Royal
Dennis E. Royal (Grantor)

Claudia M. Royal
Claudia M. Royal (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 31, 2019, by Dennis E. Royal and Claudia M. Royal

Kristina Brockmeyer
Signature of Notary Public

