



Document 2019 3834

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Date 12/03/2019 Time 12:30:27PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$468.00 ANNO

Rev Stamp# 460 DOV# 478 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



### WARRANTY DEED

Return to: Marianne Fons Revocable Trust, 216 W. Jefferson Street, Winterset, IA 50273

Taxpayer: Marianne Fons Revocable Trust, 216 W. Jefferson Street, Winterset, IA 50273

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$293,000.00--- Dollar(s) and other valuable consideration, Anneline Van Benthem, single

do hereby Convey to

Marianne Fons Revocable Trust dated July 21, 2006

the following described real estate in

Madison County, Iowa: See 1 in Addendum

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 12/2/19

Anneline Van Benthem

Anneline Van Benthem (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/2/2019, by Anneline Van Benthem



Mark L. Smith

Signature of Notary Public

## Addendum

1. The East Fourteen (14) feet of the West Twenty-two (22) feet of Lot One (1) in Block Twenty-three (23), in the Original Town of Winterset, Madison County, Iowa, INCLUDING Parcel "Y" located therein, containing 894.43 square feet, as shown in Corrected Plat of Survey filed in Book 2019, Page 3099 on September 25, 2019, in the Office of the Recorder of Madison County, Iowa.



AND

The East Half (E ½) of the West Two-thirds (W 2/3) of Lot One (1) in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa.

