

Document 2020 214

Rev Stamp# 16 DOV# 17

Book 2020 Page 214 Type 03 001 Pages 2 Date 1/21/2020 Time 12:49:39PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$127.20

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 Recorder's Cover Sheet

80,000

Preparer Information: (Name, address and phone number)

Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Jason Fantz and Ann M. Fantz, 19238 R Highway, New Virginia, IA 50210

Return Document To: (Name and complete address)

Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Eden F. Pearson

Grantees:

Jason Fantz Ann M. Fantz

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED JOINT TENANCY

For the consideration of Eighty Thousand	Dollar(s) and other valuable
consideration, Eden F. Pearson, a Single Person,	
	do hereby Convey to
Jason Fantz and Ann M. Fantz,	
with Full Rights of Survivorship, and not as Tenants in MADISON County, Iowa:	as Joint Tenants Common, the following described real estate in
The Northeast Quarter (¼) of the Northwest Quarter (74) North, Range Twenty-seven (27) EXCEPT Parcel "F" located therein, containing 19.9 filed in Book 2007, Page 765 on February 23, 200 County, Iowa, AND EXCEPT the South 467 feet of the seventh	West of the 5th P.M., Madison County, Iowa, 91 acres, as shown in Corrected Plat of Survey 07, in the Office of the Recorder of Madison
Grantors do Hereby Covenant with grantees, a real estate by title in fee simple; that they have good estate; that the real estate is free and clear of all liens ar and grantors Covenant to Warrant and Defend the real except as may be above stated. Each of the unders homestead and distributive share in and to the real acknowledgment hereof, shall be construed as in the feminine gender, according to the context. Dated on January 16, 2020	nd encumbrances except as may be above stated; il estate against the lawful claims of all persons igned hereby relinquishes all rights of dower, estate. Words and phrases herein, including
Eden F. Pearson(Grantor)	(Grantor)
(Grantor)	(Grantor)
STATE OF IOWA, COUNTY OF This record was acknowledged before me on	
CARLA J VASEY Commission Number 196535 My Commission Expires September 24, 2022	Signature of Notary Public