

Book 2020 Page 2311 Type 03 001 Pages 1 Date 6/29/2020 Time 3:36:18PM Rec Amt \$7.00 Aud Amt \$5.00 [ND] INDX Rev Transfer Tax \$271.20 Rev Stamp# 239 DOV# 235 ANNO **SCAN** LISA SMITH, COUNTY RECORDER CHEK MADISON COUNTY IOWA

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WAKK	ANTY	DEED	- JOINT	TENANCY

WARRANTY DEED - JOINT TENANCY .	
Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067	
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-49	12
Taxpayer: Daniel L. Ashby and Kathryn Ashby, 1618 S. 4th Avenue, Winterset, IA 50273	
For the consideration of One Hundred Seventy Thousand Dollar(s) and other valuable	
consideration, Ben Beachy and Katie Beachy, Husband and Wife,	
do hereby Convey to	
Daniel L. Ashby and Kathryn Ashby,	
as Joint Tenants	
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:	
Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2004, Page 5219 on November 4, 2004, 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 on June 29, 2020	
Ben Beachy (Grantor) Katie Beachy (Grantor) Katie Beachy (Grantor)	
STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on June 29, 2020, by Ben Beachy and Katie Beachy	
CARLA J VASEY Commission Number 196535 My Commission Expires September 24, 2022 Signature of Notary Public	