



Document 2020 2612

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Date 7/22/2020 Time 11:19:07AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$72.80

Rev Stamp# 284 DOV# 282

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$46,000

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322 Phone # (515) 224-8415

Return document to and mail tax statements to:

ROGER AND JANICE BENES, 1811 Highway 169, Winterset, Iowa 50273

File #MC (glb)

WARRANTY DEED

Legal: **Lot 46 of COVERED BRIDGE ESTATES, a Subdivision located in Sections 12 and 13 of Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and in Sections 7 and 18 of Township 76 North, Range 27 West of the P.M., Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Wesley Lamb and Candice Lamb, a married couple**, do hereby convey the above-described real estate to **Roger Benes and Janice Benes, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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.

STATE OF Iowa)
)
) SS:
COUNTY OF Madison)

Dated: 7-20-2020, 2020

On this 20 day of July, 2020,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Wesley Lamb and
Candice Lamb, a married couple**, to me known to
be the identical persons named in and who executed
the foregoing instrument and acknowledged that
those persons executed the same as their voluntary
act and deed.

Wesley Lamb
Wesley Lamb

Candice Lamb
Candice Lamb

[Signature]
Notary Public in and for said State

