



Document 2020 2858

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Date 8/07/2020 Time 8:19:26AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$631.20

Rev Stamp# 317 DOV# 314

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Tyler J. Orton and Bobbi A. Orton, 2011 Woody Court, Prole, IA 50229  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



\$395,000

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Three Hundred Ninety-Five Thousand Dollar(s) and other valuable consideration, Jack G. Prunty, a Single Person, does hereby Convey to Tyler J. Orton and Bobbi A. Orton, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

**A tract of land located in the West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, containing 53.263 acres, as shown in Plat of Survey filed in Book 2, Page 99 on March 8, 1988, 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.

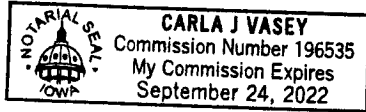
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 4, 2020, 2020.

Brent L. Prunty as Power of Attorney of Jack G. Prunty under Power of Attorney dated November 29, 2018, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 4, 2020, by Brent L. Prunty as Power of Attorney of Jack G. Prunty under Power of Attorney dated November 29, 2018.



Carla J. Vasey  
Signature of Notary Public