

BK: 2020 PG: 3226
Recorded: 8/28/2020 at 12:20:22.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$335.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-7770

Return document to and mail tax statements to:

RANDALL E. LIGHTFOOT AND DULIS LIZ ZHOU, 604 W Filmore Street, Winterset, Iowa 50273

File #RESC / CVG (spo)

WARRANTY DEED

Legal: Lot 1 in Block 6 of A.B. SHRIVER'S ADDITION to the Town of Winterset, Madison County, Iowa.

Address: 604 West Filmore Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged **Kenryu Binns and Connie Binns, a married couple**, do hereby convey the above-described real estate to **Randall E. Lightfoot and Dulis Liz Zhou, both single persons**, 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 relinquish 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.

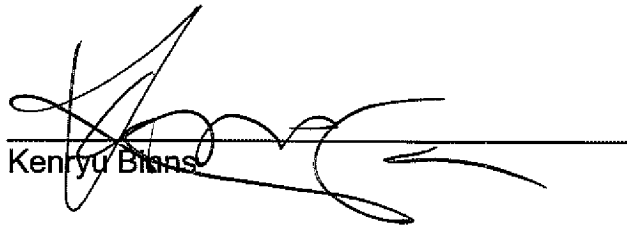
STATE OF Fowa)
)
COUNTY OF Madison) SS:

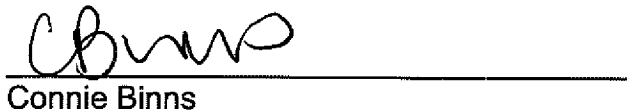
On this 6th day of August, 2020,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Kenryu Binns and
Connie Binns, a married couple**, to me known to be
the identical persons named in and who executed the
foregoing instrument and acknowledged that those
persons executed the same as their voluntary act and
deed.



Notary Public in and for said State

Dated: 8/6, 2020



Kenryu Binns

Connie Binns