

BK: 2020 PG: 3279
Recorded: 9/1/2020 at 11:40:00.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$263.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Taxpayer: Benjamin Jay Purscell, 1916 Summerhill Trail, Winterset, IA 50273
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$164,900.00--- Dollar(s) and other valuable consideration, Leonard A. Purscell and Glenice A. Purscell, husband and wife do hereby Convey to Benjamin Jay Purscell

Benjamin Jay Purscell the following described real estate in Madison County, Iowa: Lot One (1), Brumfield Rural Estates, a subdivision of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Whenever in the chain of title to the above-described property the names Leonard A. Purscell and Glenice A. Purscell appear or occur, said names refer to one and the same person as Leonard A. Purscell, grantor herein.

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 Aug 28-2020

Leonard A Purscell
Leonard A. Purscell (Grantor)

Glenice A Purscell
Glenice A. Purscell (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 8-28-20, by Leonard A. Purscell and Glenice A. Purscell



Melanie L. Jackson
Signature of Notary Public