

BK: 2020 PG: 3306
Recorded: 9/3/2020 at 9:36:37.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$647.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Taxpayer: Eric V. Haas and Stephanie C. Haas, 1965 Nature Trail, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273,
Phone: (515) 462-3731

For the consideration of ---\$405,000.00--- Dollar(s) and other valuable consideration, Colt Stephens and Angela K. Stephens, husband and wife do hereby Convey to Eric V. Haas and Stephanie C. Haas

Eric V. Haas and Stephanie C. Haas as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "D" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.010 acres, as shown in Plat of Survey filed in Book 3, Page 327 on September 25, 1998, in the Office of the Recorder of Madison County, Iowa.

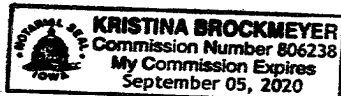
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 9/3/2020

Colt Stephens
Colt Stephens (Grantor)

Angela K. Stephens
Angela K. Stephens (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on August 31, 2020 by Colt Stephens and Angela K. Stephens



Kristina Brockmeyer
Signature of Notary Public