

BK: 2020 PG: 3466
Recorded: 9/14/2020 at 10:25:55.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$177.60
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information:

James S. Dougherty, 801 North Ave, PO Box 278, Norwalk, Iowa 50211
Phone: (515) 981-5401

Taxpayer Information:

Manuel V. Banegas-Romero and Nicole R. Banegas, 330 Crescent Ln., Norwalk, IA 50211

Return Document To:

Manuel V. Banegas-Romero and Nicole R. Banegas, 330 Crescent Ln., Norwalk, IA 50211

Grantors:

Terra Tender Inc., PO Box 305, Norwalk, Iowa 50211

Grantees:

Manuel V. Banegas-Romero and Nicole R. Banegas, 330 Crescent Ln., Norwalk, IA 50211

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



**WARRANTY DEED
(Corporate Grantor)**

For the consideration of Ten Dollar(s) and other valuable consideration, Terra Tender, Inc., a corporation organized and existing under the laws of Iowa does hereby convey to Manuel V. Banegas-Romero and Nicole R. Banegas, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) of Lakeshore Estates, Plat One (1), located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: 8/20/20.

Terra Tender Inc., a(n) Iowa corporation

By Larry L. Hughes
Larry Hughes, President

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on August 29, 2020, by Larry Hughes, as President, of Terra Tender, Inc.

[Signature]
Signature of Notary Public

