



Document 2020 3854

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Date 10/08/2020 Time 3:26:54PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$559.20 ANNO

Rev Stamp# 465 DOV# 458 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Tanner and Nicole Speer, 2788 State Highway 92, Winterset, Iowa 50273-8154
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY


For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, Paul Bentley and Melissa Bentley, a married couple, do hereby Convey to Tanner Speer and Nicole Speer, 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:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND a tract of land located in the West Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty (20), more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), thence along the East line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), North 00°00' 46.0 feet, thence South 34°24' West 57.8 feet, thence South 01°19' West, 610.6 feet to the centerline of a County Road, thence along said centerline North 77°45' East, 47.8 feet, thence along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), North 00°00' 602.00 feet to the point of beginning, said parcel contains 0.569 acres,

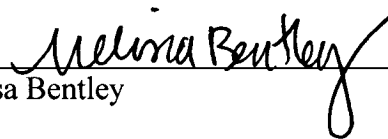
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: October 8, 2020.



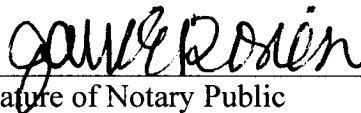
Paul Bentley



Melissa Bentley

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 8, 2020, by Paul Bentley and Melissa Bentley.



Signature of Notary Public

