



**WARRANTY DEED - JOINT TENANCY**

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273  
Taxpayer: Mitchell Holeton and Emily A. Holeton, 1811 US Highway 169, 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 ---\$540,000.00--- Dollar(s) and other valuable consideration, Roger J. Benes and Janice M. Benes, husband and wife

do hereby Convey to  
Mitchell Holeton and Emily A. Holeton

as Joint Tenants  
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 382, on February 16, 1999, 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 9-18-20

[Signature]  
Roger J. Benes (Grantor)

[Signature]  
Janice M. Benes (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-18-2020, by Roger J. Benes and Janice M. Benes, husband and wife.



[Signature]  
Signature of Notary Public