



Document 2020 3959

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Date 10/16/2020 Time 1:06:12PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 477 DOV# 471

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED



Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Paul A. Bentley, 2989 200th Trail, Prole, IA 50229

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, James William Akers and Mary Joann Akers, Husband and Wife,

Paul A. Bentley, do hereby Convey to

MADISON County, Iowa: the following described real estate in

The West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., 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 March 10th, 2020

[Signature]
James W. Akers, Jr. as Power of (Grantor)
Attorney of James William Akers under Power of
Attorney dated February 4, 2020
STATE OF COLORADO, COUNTY OF

[Signature]
James W. Akers, Jr. as Power of (Grantor)
Attorney of Mary Joann Akers under Power of
Attorney dated February 4, 2020
ADAMS

This record was acknowledged before me on March 10th, 2020, by James W. Akers, Jr. as Power of Attorney of James William Akers under Power of Attorney dated February 4, 2020, and, James W. Akers, Jr. as Power of Attorney of Mary Joann Akers under Power of Attorney dated February 4, 2020.

JESSICA L GRANT VIGNEROT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184042481
MY COMMISSION EXPIRES OCTOBER 30, 2022

[Signature]
Signature of Notary Public