



Document 2020 4045

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Date 10/22/2020 Time 1:08:14PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$380.00
Rev Stamp# 486 DOV# 481
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Robert Joseph Hebron and Melanie Rae Wilson, 1207 Madison Avenue, Des Moines, IA 50313
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067, Phone: (515) 462-4912

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WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Thirty Eight Thousand Dollar(s) and other valuable consideration, James H. Benson a/k/a James Benson a/k/a James H. Benson, Jr., does hereby Convey to Robert Joseph Hebron and Madison Rae Wilson, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: The East 212 feet of Lot One (1) of Clark's Irregular Survey, City of Winterset, Madison County, Iowa, EXCEPT the South 78 feet thereof.



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: 10/15/20, 2020.

James H. Benson a/k/a James Benson a/k/a James H. Benson, Jr.

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 15, 2020, by James H. Benson.



Signature of Notary Public