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Date 10/26/2020 Time 11:52:59AM

Rec Amt \$7.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$140.80 ANNO

Rev Stamp# 492 DOV# 487 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

### WARRANTY DEED - JOINT TENANCY



Return to: Scott A. Froyen and Melanie K Froyen, 14201 Plum Dr., Urbandale, IA 50323

Taxpayer: Scott A. Froyen and Melanie K Froyen, 14201 Plum Dr., Urbandale, IA 50323

Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

F1089627

For the consideration of —\$88,224.00— Dollar(s) and other valuable consideration, Justin C. Doyle and Ann T. Doyle, Husband and Wife,

Scott A. Froyen and Melanie K. Froyen

do hereby Convey to

Scott A. Froyen and Melanie K. Froyen as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: Lot Twelve (12) in Quail Ridge Subdivision, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) 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 10-22-2020

[Signature]  
Justin C. Doyle (Grantor)

[Signature]  
Ann T. Doyle (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/22/20, by Justin T. Doyle and Ann T. Doyle



[Signature]  
Signature of Notary Public