



Document 2020 4282

Book 2020 Page 4282 Type 03 001 Pages 1

Date 11/05/2020 Time 12:26:20PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$351.20

ANNO

Rev Stamp# 514 DOV# 508

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



## WARRANTY DEED

Return to: Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273

Taxpayer: Ted Benshoof, 1931 Quail Ridge Ave., Winterset, IA 50273

Preparer: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$220,000.00--- Dollar(s) and other valuable consideration, Loyde F. Brown and Reta J. Scott Brown, Husband and Wife, do hereby Convey to Ted Benshoof

Madison County, Iowa: Parcel "B" located in the Northwest Quarter (  $\frac{1}{4}$  ) of the Southwest Quarter (  $\frac{1}{4}$  ) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.04 acres, as shown in Plat of Survey filed in Book 2018, Page 3795 on November 21, 2018, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2020, Page 4007 on October 21, 2020 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.

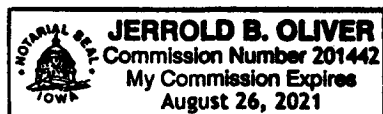
Dated on 11-4-2020

Loyde F. Brown  
Loyde F. Brown (Grantor)

Reta J. Brown  
Reta J. Scott Brown (Grantor)

STATE OF IOWA, COUNTY OF Nov 4, 2020

This record was acknowledged before me on \_\_\_\_\_, by Loyde F. Brown and Reta J. Scott Brown



Jerrold B. Oliver  
Signature of Notary Public