



Document 2020 4301

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 517 DOV# 513

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (5199RE)

Return To: Zachary D. Beem 3295 Woodbrook Lane, NEW VIRGINIA, IA 50210

Taxpayer Information: Zachary D. Beem 3295 Woodbrook Lane, NEW VIRGINIA, IA 50210

65890811

\$160,000

P207774

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Darrell Beem and Michelle Beem, a married couple**, Convey(s) to **Zachary D. Beem**, a single person, the following described real estate in Madison County, Iowa:

Lot Two (2) and the East Half (1/2) of Lot Three (3) of TIMBER VALLEY, being a part of an official plat of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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.

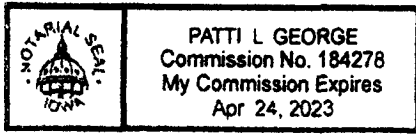
Dated: 10-29-20

Darrell Beem
Darrell Beem

Michelle Beem
Michelle Beem

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on October 29 20 20 by Darrell Beem and Michelle Beem.



Patti George
Notary Public in and for said State