



Document 2020 4411

Book 2020 Page 4411 Type 03 001 Pages 2
Date 11/16/2020 Time 10:23:37AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$131.20
Rev Stamp# 535 DOV# 530
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273
Taxpayer: Zachary Royster and Sabrina Royster, 1907 Pitzer Road, Earlham, IA 50072
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$82,500.00--- Dollar(s) and other valuable consideration, Valerie L. Stanfill and Garry Stanfill, wife and husband do hereby Convey to Zachary Royster and Sabrina Royster as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See 1 in Addendum

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.

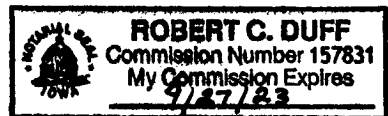
Dated on 10/28/2020

Valerie L. Stanfill
Valerie L. Stanfill (Grantor)

Garry Stanfill
Garry Stanfill (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/28/2020, by Valerie L. Stanfill and Garry Stanfill



Robert C. Duff
Signature of Notary Public

Addendum

1. A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to wit: Commencing at the Northeast Corner of the Northeast Quarter (1/4) of said Section Twenty-one (21), running thence South Twenty (20) Rods, thence West Twelve (12) Rods, thence North Twenty (20) Rods, thence East Twelve (12) Rods, to the place of beginning EXCEPT Parcel "A" located therein, containing 0.61 acres, as shown in Plat of Survey filed in Land Plat Book 2, Page 445 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.