

Document 2020 445

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Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$239.20 Rev Stamp# 36 DOV# 36

INDX ANNO **SCAN** 

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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Vision VI	** Keturn to: <u>Jimmy M. Rhoads</u> Taxpayer: <u>Jimmy M. Rhoads</u>	and RoxAnn Rhoads, 2296 2	65th Street, Peru, IA 50222			
30cl 41		1/2 W. Jefferson, PO Box 230	0 Winterset, Iowa 50273, Phone:			
3	(515) 462-3731					
ک	For the consideration of	\$150,000.00	Dollar(s) and other valuable			
consid	leration, Billy W. Rhoads, a/k/a	Billy Wayne Rhoads and Lin	da Rhoads, Husband and Wife			
			do hereby Convey to			
Jimmy	y M. Rhoads and RoxAnn Rhoad	ls,				
			as Joint Tenants			
with F	Full Rights of Survivorship, and r	not as Tenants in Common, th	ne following described real estate in			
	Madison County, Iowa: Pa	arcel "L" located in the South	east Quarter (1/4) of the Northeast			
Quar	ter (1/4), AND in the Northeast (	Quarter (1/4) of the Southeast	t Quarter (1/4) of Section Fourteen			
(14),	Township Seventy-five (75) Nor	rth, Range Twenty-eight (28)	West of the 5th P.M., Madison			
County, Iowa containing 35.40 acres, more or less, as shown in Plat of Survey filed in Book 2019,						
Page	3873 on December 6, 2019, in the	he Office of the Recorder of I	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	nereoi, snaii be	construed as in the	singular or plural nu	moer, and as masculine or
feminine gender,	according to the	context.		
Dated on	4/7/4	120		
Teller)C	U Tho		Zunda t	(Rhoods)
and the second	Billy W. Rhoad	ds (Grantor)		Linda Rhoads (Grantor)
STATE OF	IOWA	, COUNTY OF_	MADISON	Les Dilles W
		dged before me on	2/11/2020	, by <u>Billy W.</u>
Rhoads and Line	da Rhoads		,	•
		MARK L. S	SMITH Signature	e of Notary Public

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