

BK: 2020 PG: 4550
Recorded: 11/25/2020 at 11:43:17.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$4.67
Combined Fee: \$21.67
Revenue Tax: \$72.80
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$46,000



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265
Phone: 515-223-6000

Taxpayer Information: (Name and complete address)

Eric and Amanda Steward, 1417 Elmwood Avenue, Earlham, Iowa 50072

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265

Grantors:

Mark L. Beatty
Mary K. Beatty

Grantees:

Eric A. Steward
Amanda R. Steward

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Mark L. Beatty and Mary K. Beatty, husband and wife do hereby Convey to Eric A. Steward and Amanda R. Steward, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 12.72 acres, more or less, as shown in Plat of Survey filed in Book 2011, Page 872 on April 7, 2011 in the Office of the Recorder of Madison County, Iowa.

Subject to easements, restrictions and encumbrances of record.

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

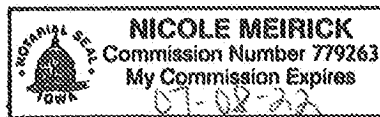
[Signature of Mark L. Beatty]
Mark L. Beatty (Grantor)

[Signature of Mary K. Beatty]
Mary K. Beatty (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS
This record was acknowledged before me on 10-27-2010, by Mark L. Beatty and Mary K. Beatty, husband and wife



[Signature of Nicole Meirick]
Signature of Notary Public