



Document 2020 4624

Book 2020 Page 4624 Type 03 001 Pages 2
 Date 12/02/2020 Time 11:44:25AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$415.20
 Rev Stamp# 557 DOV# 552
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

#260,000

This instrument prepared by:
 JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: (515)453-4637

EJ ✓
 Mail tax statements and return document to:
 David Bretz and Kathleen Bretz, 550 Legacy Ct #56, Norwalk, IA 50211

1/1

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua Lincoln, a single person**, does hereby convey unto **David Bretz and Kathleen Bretz, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "C" located in the Fractional Northwest Quarter of the Northeast Quarter (NW Fr. ¼ NE ¼) of Section 2, Township 75 North, Range 27, West of the 5th P.M. in Madison County, Iowa, containing 19.62 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 4102, on December 14, 2018, in the Office of the Recorder of Madison County, Iowa

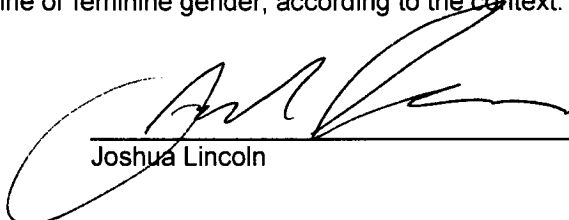


SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.



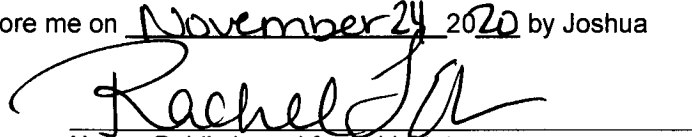


Joshua Lincoln

STATE OF Iowa
COUNTY OF Madison

)
) SS:
)

This instrument was acknowledged before me on November 24 2020 by Joshua Lincoln, a single person.



Notary Public in and for said State