

BK: 2020 PG: 4971
Recorded: 12/29/2020 at 8:37:30.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$319.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731
Taxpayer: Benjamin Thomas Anctil, 2120 214th Lane, Winterset, IA 50273
Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$200,000.00--- Dollar(s) and other valuable consideration, Austin K. Silliman and Melissa J. Silliman, f/k/a Melissa Baker, Husband and Wife,
Benjamin Thomas Anctil do hereby Convey to

Benjamin Thomas Anctil the following described real estate in Madison County, Iowa: That part of the West Fractional One-half (1/2) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M, Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Southwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-one (31), proceed North 52.5 feet along the Quarter (1/4) section line; thence 89°22' Right and Easterly 194.6 feet; thence 90°38' Right and South 212.9 feet; thence 89°22' Right and Westerly 194.6 feet to the West line of the Northeast Quarter (1/4) of said Section Thirty-one (31); thence 90°38' Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less.

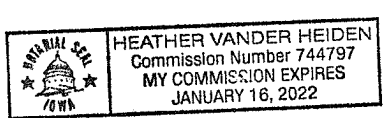
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 12-21-2020

Austin K. Silliman
Austin K. Silliman (Grantor)

Melissa J. Silliman
Melissa J. Silliman (Grantor)

STATE OF IOWA, COUNTY OF WARREN
This record was acknowledged before me on 12-21-2020, by Austin K. Silliman and Melissa J. Silliman



Heather Vander Heiden
Signature of Notary Public