



Document 2020 794

Book 2020 Page 794 Type 03 001 Pages 2

Date 3/16/2020 Time 2:14:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 74 DOV# 72

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



### WARRANTY DEED - JOINT TENANCY

Return to: Kyle Johnson, 1604 50th Avenue, St. Charles, Iowa 50240

LHF 70713

Taxpayer: Kyle Johnson, 1604 50th Avenue, St. Charles, Iowa 50240

Preparer: Mark L. Smith, P.O.Box 230, Winterset, Iowa 50273; (515)462-3731

For the consideration of \$120,000.00 Dollar(s) and other valuable consideration, Mark L. Bence and Patricia A. Bence, Husband and Wife do hereby Convey to Kyle Johnson, Single

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.154 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 59, on February 13, 1987, in the Office of the Recorder of Madison County, Iowa



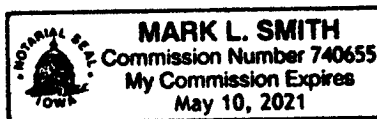
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on 2/27/20

Mark L. Bence  
Mark L. Bence (Grantor)

Patricia A. Bence  
Patricia A. Bence (Grantor)

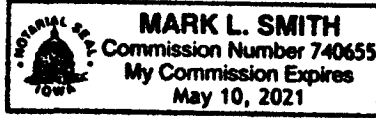
STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on 2/27/20, by Mark L. Bence



Mark L. Smith  
Signature of Notary Public

INDIVIDUAL CAPACITY ACKNOWLEDGMENTS

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on 2/27/20, by Patricia A. Bence



Mark L. Smith  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public