



Document 2021 1856

Book 2021 Page 1856 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$87.20 ANNO
Rev Stamp# 195 DOV# 195 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

\$ 55,000

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Stephen L. Black, 8023 Sutton Drive, Urbandale, IA 50322 and Debra
E. Black, 8023 Sutton Drive, Urbandale, IA 50322

Return Document To: Stephen L. Black, 8023 Sutton Drive, Urbandale, IA 50322

Grantors: Roger Benes and Janice Benes

Grantees: Stephen L. Black and Debra E. Black

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Fifty-Five Thousand Dollar(s) and other valuable consideration, Roger Benes and Janice Benes, Husband and Wife, do hereby Convey to Stephen L. Black and Debra E. Black, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Forty-six (46) of COVERED BRIDGE ESTATES, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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.

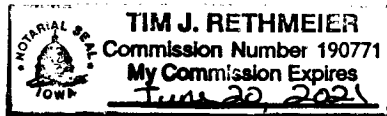
Dated: 04-29-2021

[Signature]
Roger Benes, Grantor

[Signature]
Janice Benes, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 04-29-2021 by Roger Benes and Janice Benes.



[Signature]
Signature of Notary Public