



Document 2021 2854

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Date 7/12/2021 Time 1:00:21PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$559.20 ANNO

Rev Stamp# 327 DOV# 323 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$350,000

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

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

<sup>21</sup>  
**Taxpayer Information:** Paul Bentley and Melissa Bentley, 722 W. Court Avenue, Winterset, IA  
50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Corey St. John and Sara St. John

**Grantees:** Paul Bentley and Melissa Bentley


**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Fifty Thousand Dollar(s) and other valuable consideration, Corey St. John and Sara St. John, husband and wife, do hereby Convey to Paul Bentley and Melissa Bentley, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Four (4) and the West Half (W 1/2) of Lot Three (3) in Block Twenty (20) of West Addition to the Town of Winterset, 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: 7/8/21

Corey St. John, Grantor

Sara St. John, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 8, 2021 by Corey St. John and Sara St. John.

  
Signature of Notary Public