



Document 2021 3562

Book 2021 Page 3562 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$663.20

Rev Stamp# 439 DOV# 432

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$415,000

**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

¹/₂ **Taxpayer Information:** Perry D. and Sarah O. Borntreger, 2909 Homestead Avenue, Lorimor,
IA 50149

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

Grantors: Freeman M. Beachy and Edna J. Beachy

Grantees: Perry D. Borntreger and Sarah O. Borntreger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Freeman M. Beachy and Edna J. Beachy, husband and wife, do hereby Convey to Perry D. Borntrager and Sarah O. Borntrager, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 29.3140 acres, as shown in Plat of Survey filed in Farm Plat Book 1, Page 325 on May 31, 1985, in the Office of the Recorder of Madison County, Iowa, INCLUDING Parcel "A" located therein, containing 14.668 acres, as shown in Plat of Survey recorded in Book 2001, Page 1069 on March 20, 2001, 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.

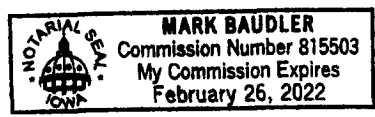
Dated: August 18, 2021.

Freeman M. Beachy, Grantor

Edna J. Beachy, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 18, 2021 by Freeman M. Beachy and Edna J. Beachy.



Signature of Notary Public