



Document 2022 1907

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$375.20 ANNO

Rev Stamp# 233 DOV# 225 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$235,000⁰⁰

**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

Taxpayer Information: Brent Abbott and Taylor Abbott, 2722 235th Street, St. Charles, IA
50240

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

Grantors: Ted Benshoof

Grantees: Brent Abbott and Taylor Abbott

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Ted Benshoof, single, does hereby Convey to Brent Abbott and Taylor Abbott, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.04 acres, as shown in Plat of Survey filed in Book 2018, Page 3795 on November 21, 2018, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2020, Page 4007 on October 21, 2020 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: 6-14-2022.

Ted Benshoof
Ted Benshoof, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-14-2022 by Ted Benshoof.

[Signature]
Signature of Notary Public

