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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105


Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Taxpayer Information: (name and complete address)

Bench S Enterprises, LLC, PO Box 237, Greenfield, IA 50849

 **Return Document To:** (name and complete address)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Grantors:

Lance L. Schwartz and Renee' A. Schwartz

Grantees:

Bench S Enterprises, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, **Lance L. Schwartz and Renee' A. Schwartz, husband and wife** do hereby Convey to **Bench S Enterprises, LLC** the following described real estate in Madison County, Iowa:

Parcel "B" in the Northwest Quarter of the Northwest Quarter (NW¹/₄NW¹/₄) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described in Plat of Survey dated January 23, 2012 and recorded January 23, 2012 in Book 2012 on Page 202 in the Office of the Madison County Recorder.

Subject to existing mortgages, liens, and easements of record.

This deed is exempt according to Iowa Code 428A.2(15).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 1/11/13

Lance L. Schwartz

Lance L. Schwartz

Renee Anne Schwartz

Renee' A. Schwartz

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on Jan 11, 2013, by Lance L. Schwartz and Renee' A. Schwartz.

Daveane A. Ehrsam
Notary Public

