



Document 2014 1211

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$122.40  
Rev Stamp# 162 DOV# 166

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4612

Return to:

Mark L. Bence and Patricia A. Bence, 2912 Quail Ridge Trail, Winterset, IA 50273

Mail tax statements to:

Mark L. Bence and Patricia A. Bence, 2912 Quail Ridge Trail, Winterset, IA 50273

Order No.: MES-51860/KH

\$76,900

## WARRANTY DEED

Legal: A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.154 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 59 on February 13, 1987, in the Office of the Recorder of Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Willie Lou Sinnwell a/k/a Willie L. Sinnwell, a single person**, does hereby convey unto **Mark L. Bence and Patricia A. Bence, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

  
Willie Lou Sinnwell

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on May 22 2014 by Willie Lou Sinnwell a/k/a Willie L. Sinnwell, a single person.



  
Notary Public in and for said State