



BK: 2016 PG: 2786
Recorded: 9/23/2016 at 10:22:54.0 AM
Fee Amount: \$17.00
Revenue Tax: \$69.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

Return document to and mail tax statements to:

JOHN AND DANIELLE BENNETT, RR Carriage Trail, Winterset, Iowa 50273

File #RESC / NRW (rfb)

WARRANTY DEED

Legal: A tract of land located in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 15, Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa, containing 3.3 acres, more or less, as shown in Plat of Survey filed in Book 1, Page 285 on March 8, 1983, in the Office of the Recorder of Madison County, Iowa

Address: RR Carriage Trail, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Daniel R. Faccin and Christine L. Faccin, a married couple**, do hereby convey the above-described real estate to **John D. Bennett and Danielle M. Bennett, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA)

COUNTY OF Madison)

SS:

On this 5th day of September, 2016,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Daniel R. Faccin**
and Christine L. Faccin, a married couple, to me
known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.



Notary Public in and for said State

Dated: 9-5, 2016



Daniel R. Faccin



Christine L. Faccin

