



Document 2017 2040

Book 2017 Page 2040 Type 03 001 Pages 1

Date 7/03/2017 Time 9:42:17AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$328.80

ANNO

Rev Stamp# 269 DOV# 278

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Madison County Realty, 65 Jefferson, Winterset, Ia 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Richard and Valerie Moreno, 1306 - 7th Street, Winterset, IA 50273

For the consideration of -----\$206,000.00----- Dollar(s) and other valuable consideration, Lita Johnson and Benjamin Johnson, Wife and Husband,

Richard Moreno and Valerie Moreno, do hereby Convey to

Richard Moreno and Valerie Moreno, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lots One (1) and Two (2) of Replat of Lot Two (2) in Helen McCall Huntoon Addition Plat No. 3, City of Winterset, 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 on 1 Jan 2017

Lita Johnson
Lita Johnson (Grantor)

Benjamin Johnson
Benjamin Johnson (Grantor)

STATE OF IOWA Idaho, COUNTY OF MADISON Elmore

This record was acknowledged before me on 1 JUNE 2017, by Lita Johnson and Benjamin Johnson

DARLA RHODES
Notary Public
State of Idaho

Darla Rhodes
Signature of Notary Public 09-18-2020