



Document 2018 4258

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$159.20

Rev Stamp# 570 DOV# 570

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY



Return to: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 114 E. Jefferson Street, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Ben Beachy and Katie Beachy, 2074 310th Street, Lorimor, IA 50149

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Perry Lambright and Dorothy Lambright, Husband and Wife,

Ben Beachy and Katie Beachy, do hereby Convey to

Ben Beachy and Katie Beachy, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2004, Page 5219 on November 4, 2004, 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 on December 28, 2018

Perry Lambright

Perry Lambright (Grantor)

Dorothy Lambright

Dorothy Lambright (Grantor)

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on December 28, 2018, by Perry Lambright and Dorothy Lambright

David A. Koch
Signature of Notary Public

