



Document 2019 1164

Book 2019 Page 1164 Type 03 001 Pages 1
Date 4/24/2019 Time 7:59:47AM
Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY



Return to: Dennis and Claudia Royal, 2882 Limestone Avenue, Winterset, IA 50273
Taxpayer: Dennis and Claudia Royal, 2882 Limestone Avenue, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

For the consideration of _____ \$1 _____ Dollar(s) and other valuable consideration, Dennis E. Royal and Claudia M. Royal, Husband and Wife do hereby Convey to Dennis E. Royal and Claudia M. Royal,

_____ as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(11). Parcel "A" in the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Farm Plat Book 2, Page 430 of the Recorder's Office of Madison County, Iowa.

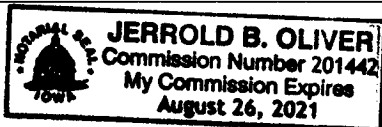
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 April 23, 2019

Dennis E. Royal
Dennis E. Royal (Grantor)

Claudia M. Royal
Claudia M. Royal (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on April 23, 2019 by Dennis E. Royal and Claudia M. Royal



Jerrold B. Oliver
Signature of Notary Public