BK: 2020 PG: 1681
Recorded: 5/15/2020 at 3:17:11.0 PM
Pages 1
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $807.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731
Taxpayer: Amber J. Hammes and Justin L. DeBower, 17831 130th St., Rockwell, IA 50469
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---505,000.00--- Dollar(s) and other valuable consideration, Gary C. Knight and Rebecca Knight, Husband and Wife, do hereby Convey to Amber J. Hammes, A Single Person, and Justin L. DeBower, A Single Person, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "J" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 27.27 acres, as shown in Plat of Survey filed in Book 2020, Page 1515 on May 6, 2020, 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 5/14/2020

Gary C. Knight (Grantor)

Rebecca Knight (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-14-2020, by Gary C. Knight and Rebecca Knight.

LINDA K DUTTON
Commission Number 725648
My Commission Expires
1-20-21

Signature of Notary Public

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