

BK: 2020 PG: 3166
Recorded: 8/26/2020 at 10:57:39.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$7.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Benjamin M. and Angela L. Applegate
2061 - 226th Court
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Linda M. Smith

Grantees:

Benjamin M. Applegate
Angela L. Applegate

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$5,000.00 and no/100ths----- Dollar(s) and other valuable consideration, LINDA M. SMITH and JIMMIE R. SMITH, wife and husband, do hereby Convey to BENJAMIN M. APPEGATE and ANGELA L. APPEGATE, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 10, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.001 acres, as shown in the Plat of Survey filed in Book 2020, Page 2972 on August 14, 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 August 24, 2020

Linda M. Smith (Grantor)

Jimmie R. Smith (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 24, 2020, by Linda M. Smith and Jimmie R. Smith



Sara Tessmer
Signature of Notary Public