



Document 2020 500

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Date 2/18/2020 Time 8:46:35AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 40 DOV# 39

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Tim Beeler, 904 N. 8th Ave., Winterset, IA 50273

Taxpayer: Tim Beeler, 904 N. 8th Avenue, Winterset, IA 50273

Preparer: Mark L. Smith, 101 1/2 W. Jefferson Street, Winterset, Iowa 50273

For the consideration of \$150,000.00 Dollar(s) and other valuable consideration, Doug Leonard and Janis Ware, husband and wife

Tim Beeler do hereby Convey to

Madison County, Iowa: Parcel "C" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 12.00 acres, as shown in Amended Plat of Survey filed in Book 2008, Page 949 on March 21, 2008, 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 2-14-2020

Doug Leonard
Doug Leonard (Grantor)

Janis Ware
Janis Ware (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/14/2020, by Doug Leonard and Janis Ware

Mark L. Smith
Signature of Notary Public