



Document 2022 546

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Date 2/23/2022 Time 10:15:38AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$647.20

Rev Stamp# 60 DOV# 55

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$405,000

1/2 x 2 P

### WARRANTY DEED

#### Joint Tenancy

*Prepared by:* Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

E ✓

*Send Tax Statements and return document to:* David and Lydia Plank, 3340 U.S. HWY 169, Lorimor, IA 50149

*Grantor/Affiant:* Aaron E. Beechy and Ruby J. Beechy

*Grantee:* David and Lydia Plank

For the consideration of One Dollar(s) and other valuable consideration, Aaron E. Beechy and Ruby J. Beechy, a married couple do hereby Convey to David and Lydia Plank, a married couple as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

**The North Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed to the State of Iowa as shown in Warranty Deed filed in Book 104, Page 55, on July 1, 1974, 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: 2/18/2022

Aaron E Beechy  
Aaron E. Beechy, Grantor

Ruby J. Beechy  
Ruby J. Beechy, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 2-18-2022, by  
Aaron E. Beechy and Ruby J. Beechy, a married couple.

[Signature]  
Signature of Notary Public

