



Document 2022 683

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Date 3/08/2022 Time 12:09:47PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$456.80

Rev Stamp# 71 DOV# 66

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

286,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Benjamin Groesbeck and Amber Groesbeck, 1405 W. Jefferson,
Winterset, IA 50273

Return Document To: Glen Villa, 1405 W. Jefferson, Winterset, IA 50273

Grantors: Glen Villa and Enerva Villa

Grantees: Benjamin Groesbeck and Amber Groesbeck

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty-Six Thousand Dollar(s) and other valuable consideration, GlennVilla and Enerva Villa, Husband and Wife, do hereby Convey to Benjamin Groesbeck and Amber Groesbeck, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) of Sunset Acres, Plat One (1), an Addition to the City of Winterset,
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: 3 / 3 / 22

GlennVilla, Grantor

Enerva Villa, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-3-22 by
GlennVilla and Enerva Villa.

Signature of Notary Public

