

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2372RTE)

Return To: Melissa Landis, 1010 N 4th Avenue, WINTERSET, IA 50273

Taxpayer Information: Melissa Landis, 1010 N 4th Avenue, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Glenna J. Finney, a single person**, do hereby Convey to **Melissa Landis, a single person, and Nathan Utsler, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of Fourth Avenue Place, an Addition to the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

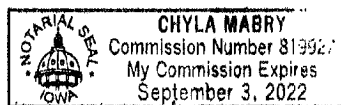
Dated: April 3rd, 2020

STATE OF Iowa

COUNTY OF Madison

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)ss:
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Glenna J. Finney
Glenna J. Finney



This record was acknowledged before me on April 3rd, 2020, by Glenna J. Finney, a single person.

Chyla Mabry
Notary Public in and for said State