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Date 11/16/2016 Time 11:21:44AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$236.00

Rev Stamp# 461 DOV# 458

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4612

✓ Mail tax statements and return document to:
Brooke Hoyt, 200 S Clark St, Saint Charles, IA 50240

F1030770

$\frac{1}{2}$

\$148,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lynn Winkelmann and Karen Winkelmann, husband and wife**, do hereby convey unto **Brooke Hoyt, a single person, and Jason N. Tibbits, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing 66 feet West of the Northwest Corner of Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 feet West of the East line of said Section Twenty-three (23), running thence West 132 feet, thence South 132 feet, thence East 132 feet, thence North 132 feet to the point of beginning.



Order No.: MES-69414/LS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Lynn Winkelmann 11-14-16
Lynn Winkelmann

Karen Winkelmann 11-14-16
Karen Winkelmann

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on November 14 2016 by Lynn Winkelmann and Karen Winkelmann, husband and wife.

[Signature]
Notary Public in and for said State

