



Document 2016 3604

Book 2016 Page 3604 Type 03 001 Pages 1
 Date 11/29/2016 Time 10:33:41AM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$140.00
 Rev Stamp# 474 DOV# 472
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
 Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912
 Taxpayer: Allan Molnar and Robin Clarke, 530 Riverdale Avenue, #2J, Yonkers, NY 10705

For the consideration of \$88,000.00-----Dollar(s) and other valuable consideration, Mary Joan Sprieck, a Single Person,

_____ do hereby Convey to
Allan Molnar and Robin Clarke,

_____ as Joint Tenants
 with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: Lot Eight (8) and the East Sixteen (16) feet of Lot Seven (7) in Block
 Two (2) of Pitzer & Knight's Addition to the Town 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.

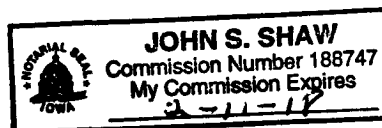
Dated on November 26, 2016

Mary Joan Sprieck
 Mary Joan Sprieck (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 26, 2016, by Mary Joan Sprieck



John S. Shaw
 Signature of Notary Public