



Document 2017 454

Book 2017 Page 454 Type 03 001 Pages 1
Date 2/09/2017 Time 8:22:08AM
Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Linda Ann Bittner, 109 S. Walnut, St. Charles, IA 50240

For the consideration of \$1 Dollar(s) and other valuable consideration, Linda Ann Bittner and Randall Edward Bittner, Wife and Husband

Linda Ann Bittner do hereby Convey to

the following described real estate in
Madison County, Iowa: Lot Four (4) and Five (5) in Block One (1) of Stouffer's Addition to the Town of St. Charles, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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.

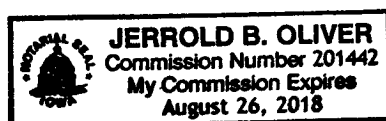
Dated on 2-8-2017

Linda Ann Bittner
Linda Ann Bittner (Grantor)

Randall Edward Bittner
Randall Edward Bittner (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb 8, 2017, by Linda Ann Bittner and Randall Edward Bittner



Jerrold B. Oliver
Signature of Notary Public