

Document 2017 1626

Book 2017 Page 1626 Type 03 001 Pages 1

Date 5/25/2017 Time 12:57:21PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 202 DOV# 206

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Preparer: Shannon Sobek, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2183CB)

Return To: Michael Matlage, 413 E. North Street, Winterset, IA 50273

Taxpayer Information: Michael Matlage, 413 E. North Street, Winterset, IA 50273

FID 35423

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ryan Woolverton and Kristin Woolverton, a married couple**, do hereby Convey to **Michael Matlage and Michele Matlage, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West Half (1/2) of Lot Nine (9) of Depot 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.

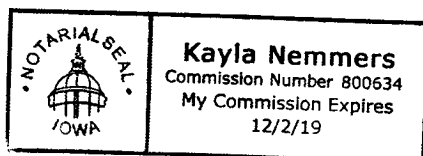
Dated: 5/21/17

Ryan Woolverton
Ryan Woolverton

Kristin Woolverton
Kristin Woolverton

STATE OF IA)
COUNTY OF Madison) ss:

On this 21 day of May, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **Ryan Woolverton and Kristin Woolverton, a married couple**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Kayla Nemmers
Notary Public in and for said State