



Document 2017 1703

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273
Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273
Taxpayer: Duane and Connie Venenga, 906 N. 14th Ave., Winterset, IA 50273
For the consideration of ONE Dollar(s) and other valuable consideration, John E. Harper and Dana Renee Venenga-Harper, husband and wife
do hereby Convey to
Duane E. Venenga and Connie S. Venenga, husband and wife, as joint tenants with full rights of
survivorship and not as tenants in common the following described real estate in
Madison County, Iowa: Lot Eighteen (18) in Block Four (4) of Birchwood Estates Plat
No. 1 an Addition to the City of Winterset, Madison County, Iowa.

This Deed is exempt from a Declaration of Value or Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(11) transaction between parent and child.

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 6/1/17

John E. Harper
John E. Harper (Grantor)

Dana Venenga Harper
Dana Renee Venenga-Harper (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 6/1/17, by John E. Harper
and Dana Renee Venenga-Harper

Randi L. Gustason
Signature of Notary Public

