



Document 2017 2289

Book 2017 Page 2289 Type 03 001 Pages 2

Date 7/26/2017 Time 9:31:03AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$919.20

Rev Stamp# 318 DOV# 323

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

\$575,000

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

Taxpayer Information: **Dianne Susan Hessenius & Scott Del Hessenius, 2208 204th Court,
Winterset, IA 50273**

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:

Beth A. Schwertfeger

Grantees:

Dianne Susan Hessenius

Scott Del Hessenius

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Beth A. Schwertfeger, a single person, does hereby convey to Dianne Susan Hessenius and Scott Del Hessenius, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of Woodland Hills Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.

Property Address: 2208 204th Court, Winterset, IA 50273

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: 7-24-17

Beth A. Schwertfeger
Beth A. Schwertfeger (Grantor)

STATE OF Iowa, Madison COUNTY, ss:

This record was acknowledged before me on this 24th day of July, 2017, the undersigned, by Beth A. Schwertfeger, a single person.

[Signature]
Notary Public in and for said State

