



Document 2017 2910

Book 2017 Page 2910 Type 03 001 Pages 3

Date 9/15/2017 Time 10:25:19AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY



Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Scott Del Hessenius and Dianne Susan Hessesnius, 2208 204th Court, Winterset, IA 50273

For the consideration of ----\$1.00---- Dollar(s) and other valuable consideration, Beth A. Schwertfeger, a single person

do hereby Convey to
Scott Del Hessenius and Dianne Susan Hessenius, 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: See attached for legal description.

This deed is exempt according to Iowa Code 428A.2(10).

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.

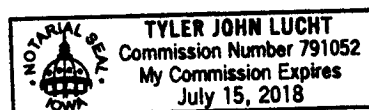
Dated on Sept. 14, 2017

Beth A. Schwertfeger
Beth A. Schwertfeger (Grantor)

(Grantor)

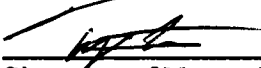
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____, by Beth A. Schwertfeger



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF Madison
This record was acknowledged before me on 9/14/17, by Beth Schwertfeger

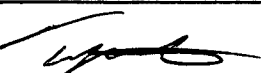


Signature of Notary Public



REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

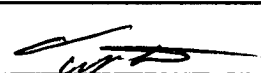
STATE OF Iowa, COUNTY OF Madison
This record was acknowledged before me on 9/14/17, by Beth Schwertfeger
as _____
of _____



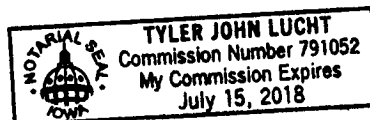
Signature of Notary Public



STATE OF Iowa, COUNTY OF Madison
This record was acknowledged before me on 9/14/17, by Beth Schwertfeger
as _____
of _____



Signature of Notary Public



LEGAL DESCRIPTION

That part of Parcel "G" of C and C Allen's Addition to Winterset, Madison County, Iowa as shown in Plat of Survey filed in Book 2, Page 389, on February 22, 1999, in the Office of the Recorder of Madison County, Iowa (Except that part platted as Lot 1 Woodland Hills Plat 1).

AND

A tract of land located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 16.172 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 94 on March 7, 1988, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. Parcel "D" located therein and containing 3.16 acres, as shown in the Amended Plat of Survey filed on May 21, 2003, in Book 2003, Page 2990 in the Office of the Recorder of Madison County, Iowa, and as amended by Affidavit filed on August 19, 2003, in Book 2003, Page 4934 in the Office of the Recorder of Madison County, Iowa;
2. Parcel "F" located therein, containing 3.50 acres, as shown in Amended Plat of Survey filed in Book 2003, Page 2990 on May 21, 2003, in the Office of the Recorder of Madison County, Iowa, and as amended by Affidavit filed August 19, 2003 in Book 2003, Page 4934 in the Office of the Recorder of Madison County, Iowa;
3. Lots 12 and 13 of C & C Allen's Addition to the City of Winterset, Madison County, Iowa; and
4. That part thereof used or conveyed for highway purposes.

Note: These two tracts of land were inadvertently left off of a deed given dated July 26, 2017, filed in Book 2017, Page 2289 of the Recorder's Office of Madison County, Iowa. There is no additional consideration and therefore no declaration of value or groundwater hazard statement is necessary.