



Document 2017 3143

Book 2017 Page 3143 Type 03 001 Pages 2
Date 10/05/2017 Time 8:30:19AM
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED



Return to: Nickie M. Hunter, 2750 St. Charles Road, St. Charles, IA 50240

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

Taxpayer: Nickie M. Hunter, 2750 St. Charles Road, St. Charles, IA 50240

For the consideration of \$1 Dollar(s) and other valuable consideration, Steven C. Sawyers, Single; and Amy M. Sawyers; Single

do hereby Convey to Nickie M. Hunter

the following described real estate in
Madison County, Iowa: Lot Seventeen (17) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa.

This Deed is given to correct the legal description recorded February 22, 2017, in Book 2017, Page 586 of the Recorder's Office of Madison County, Iowa.

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.

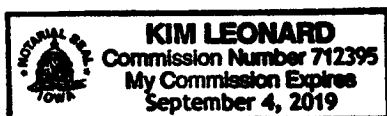
Dated on October 4, 2017

Steven C. Sawyers
Steven C. Sawyers (Grantor)

Amy M. Sawyers
Amy M. Sawyers (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 5, 2017, by Steven C. Saywers



Kim Leonard
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 4, 2017 by Amy M. Sawyers

Kim Leonard
Signature of Notary Public

