



BK: 2018 PG: 3096
Recorded: 9/25/2018 at 11:13:05.0 AM
Pages 1
Fee Amount: \$12.00
Revenue Tax: \$311.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (824RTE)
Return To: Colton R Offield, 213 West Clanton Street, SAINT CHARLES, IA 50240
Taxpayer Information: Colton R Offield, 213 West Clanton Street, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Benjamin B. Knutson and Jessica K. Weiser n/k/a Jessica K. Knutson, a married couple**, do hereby Convey to **Colton R Offield, a single person, and Jennifer M Brandt, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lots Five (5) and Six (6) in Block Twelve (12) of HARTMAN & YOUNG'S
ADDITION to the Town of St. Charles, 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: 9/19/18

Benjamin B. Knutson

Benjamin B. Knutson

Jessica K. Knutson

Jessica K. Weiser

n/k/a Jessica K. Knutson

STATE OF Iowa
COUNTY OF Polk

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This record was acknowledged before me on September 19, 2018 by Benjamin B. Knutson and Jessica K. Weiser n/k/a Jessica K. Knutson, a married couple.



[Signature]
Notary Public in and for said State