

CONSIDERATION \$165,000

**BK: 2020 PG: 2173**  
**Recorded: 6/19/2020 at 3:17:06.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$263.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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**Preparer:** Zorica Illic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801  
**Return To:** Erik Lux, 908 E Benton Street, Winterset, Iowa 50273  
**Taxpayer Information:** Erik Lux, 908 E Benton Street, Winterset, Iowa 50273

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(1382BHGRE -- ZIB/bwdh)

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Brian Tritle, a single person**, does hereby convey to **Erik Lux, a single person**, the following described real estate in **Madison County, Iowa**:

**Lot 3 in Block 1 of DANFORTH'S ADDITION to Winterset, Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

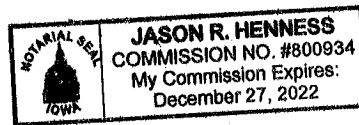
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 6-10-2020

  
Brian Trittle, a single person

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF Madison )

This record was acknowledged before me on this 10th day of June, 2020,  
by Brian Trittle, a single person.



  
Notary Public in and for said State