

BK: 2020 PG: 63
Recorded: 1/7/2020 at 8:06:48.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Recordation Requested By / Return To:

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1391065IA

This document prepared by:
Frank P. Dec, Esq.
8940 Main St.
Clarence, NY 14031
866-333-3081

Mail Tax Statements to:
Kathryn B. Handtke
518 North 9th Avenue
Winterset, IA
50273

QUITCLAIM DEED

Pursuant to I.C.A. 428A.2(21), this transfer is exempt from taxation as it is a transfer for less than \$500.00 consideration.

THIS DEED made and entered into on this 27th day of NOV, 20 19, by and between **Kathryn B. Handtke, a single woman, and Brent R. Handtke, a single man, as joint tenants with full rights of survivorship and not as tenants in common**, a mailing address of 518 North 9th Avenue, Winterset, IA 50273, hereinafter referred to as Grantor(s) and **Kathryn B. Handtke, a single woman**, a mailing address of 518 North 9th Avenue, Winterset, IA 50273, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 518 North 9th Avenue, Winterset, IA 50273

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

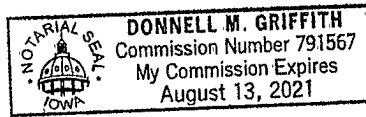
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 27th day of NOV, 2019.

Kathryn B. Handtke
Kathryn B. Handtke

STATE OF Iowa
COUNTY OF Madison

On this 27th day of NOV, 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Kathryn B. Handtke,* to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

* single



Donnell M. Griffith
Notary Public

My commission expires: 8-13-2021

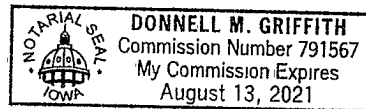
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 27th day of NOV, 2019.

Brent R. Handtke
Brent R. Handtke

STATE OF Iowa
COUNTY OF Madison

On this 27th day of NOV, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Brent R. Handtke,* to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

* single



Donnell M. Griffith
Notary Public

My commission expires: 8-13-2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LOT TWENTY-FIVE (25) OF CORKREAN & WATTS ADDITION PLAT NO. 5, AN
ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.

PROPERTY COMMONLY KNOWN AS: 518 NORTH 9TH AVENUE, WINTERSET, IA
50273