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This instrument prepared by:

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Phone # (515) 271-7770

Return document to and mail tax statements to:

DAN AND CHELSY ZIMMERMAN, 215 West Filmore Street, Winterset, Iowa 50273

File # RESC / CVG (spo)

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## **WARRANTY DEED**

**Legal:           The East 60 feet of Lot 6 in Block 6 of Pitzer & Knight's Addition to Winterset, Madison County, Iowa**

**Address:       215 West Filmore Street, Winterset, Iowa 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan Allen Snyder and Lori Richelle Snyder, a married couple**, do hereby convey the above-described real estate to **Dan Zimmerman and Chelsy A. Zimmerman, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

<p>STATE OF <u>Iowa</u> )  COUNTY OF <u>Dallas</u> ) SS:  On this <u>19th</u> day of <u>October</u>, 2021,  before me the undersigned, a Notary Public in and for said  State, personally appeared <b>Ryan Allen Snyder and Lori  Richelle Snyder, a married couple</b>, to me known to be  the identical persons named in and who executed the  foregoing instrument and acknowledged that those  persons executed the same as their voluntary act and  deed.</p> <p><u>Nicole M. Baier</u>  Notary Public in and for said State</p>	<p>Dated: <u>10/19/2021</u>, 2021</p> <p><u>Ryan Allen Snyder</u>  Ryan Allen Snyder</p> <p><u>Lori Richelle Snyder</u>  Lori Richelle Snyder</p>
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