



Document 2015 1378

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Date 5/26/2015 Time 11:40 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 147 DOV# 160

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Stephen R. and Susan E. Spitz, 1867 Nature Court, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Stephen R. and Susan E. Spitz, 1867 Nature Court, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

1 x 1

For the consideration of -----\$275,000.00----- Dollar(s) and other valuable consideration,
Twyla Jean Niska, Single,

do hereby

Convey to Stephen R. Spitz and Susan E. Spitz,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

Lot Nine (9) of Copper Fox Estates Subdivision located in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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.

Twyla Jean Niska

Dated: May 20, 2015

Twyla Jean Niska (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 20 day of May, 2015, by
Twyla Jean Niska



Sarah M. Cowman
Signature of Notary Public