



Document 2016 1034

Book 2016 Page 1034 Type 03 001 Pages 1

Date 4/22/2016 Time 10:48:09AM

Rec Amt \$7.00 Aud Amt \$5.00

INDEX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### WARRANTY DEED - JOINT TENANCY

Return to: Michael and Malissa Bauer, 1873 Nature Court, Winterset, IA 50273

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

Taxpayer: Zachary James and Billie JeanMarie Sweeney, 717 S. 4th Avenue, Winterset, IA 50273

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Michael E. Bauer and Malissa K. Bauer, Husband and Wife,

----- do hereby Convey to Zachary James Sweeney and Billie JeanMarie Sweeney,

----- as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lot Two (2) of Hope Subdivision, City of Winterset, Madison County, Iowa, as shown in Plat of Survey recorded on April 20, 2016, in Book 2016, Page 1017 of the Recorder's Office of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 on April 22 2016

Michael E. Bauer  
Michael E. Bauer (Grantor)

Malissa K. Bauer  
Malissa K. Bauer (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 22 2016, by Michael E. Bauer and Malissa K. Bauer

Carol Kiernan  
Signature of Notary Public

