



Document 2016 1373

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Date 5/23/2016 Time 11:07:46AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$396.00

Rev Stamp# 180 DOV# 188

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$248,000



### WARRANTY DEED - JOINT TENANCY

Return to: Louis and April Lostroh, 1901 West Highway 92, Winterset, IA 50273

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

Taxpayer: Louis and April Lostroh, 1901 West Highway 92, Winterset, IA 50273

For the consideration of \$248,000.00 Dollar(s) and other valuable consideration, Elizabeth Anne Elliott and Jeff Elliott, Wife and Husband,

do hereby Convey to Louis Lostroh and April Lostroh, a married couple,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: See 1 in Addendum

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 5-17-16

*Elizabeth Anne Elliott*  
Elizabeth Anne Elliott (Grantor)

*Jeff Elliott*  
Jeff Elliott (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-17-16, by Elizabeth Anne Elliott and Jeff Elliott



*Sarah M. Cowman*  
Signature of Notary Public

## Addendum

1. A tract of land located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 45.5 feet East and 60 feet North  $0^{\circ} 12'$  West of the Southwest corner of said Section Thirty-four (34); running thence North  $0^{\circ} 12'$  West 246.8 feet; thence North  $89^{\circ} 36'$  East 369 feet; thence South  $0^{\circ} 28'$  West 237 feet to the North right-of-way of Iowa Highway #92; thence South  $78^{\circ}$  West 59.3 feet along said North right-of-way line; thence West 307.9 feet along said North right-of-way to the point of beginning, containing 2.085 acres.