

BK: 2016 PG: 1568
Recorded: 6/7/2016 at 12:42:02.0 PM
Fee Amount: \$12.00
Revenue Tax: \$205.60
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912
Taxpayer: Larry F. Chipp and Elizabeth P. Chipp, 309 N.W. 18th Street, #1002, Ankeny, IA 50023

For the consideration of \$129,000.00-----Dollar(s) and other valuable consideration, Lois F. Grout, a/k/a Lois Fern Grout, a Single Person,

do hereby Convey to
Larry F. Chipp and Elizabeth P. Chipp,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: A part of Lots One (1) and Two (2) in Block Twenty-two (22) of Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, and a part of the vacated alley lying South of said Lots One (1) and Two (2), as shown in the Property Line Retracement Survey filed in Book 2007, Page 707 on February 20, 2007, in the Office of the Recorder of 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.

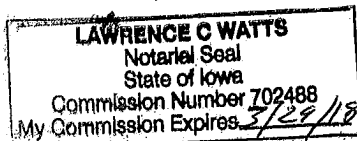
Dated on May 31, 2016

Sharon Berdine
Lois F. Grout, a/k/a Lois Fern Grout, (Grantor)
by Sharon Berdine, Attorney-in-Fact under
Power of Attorney dated June 12, 2015

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 31, 2016, by Sharon Berdine
as Power of Attorney of Lois F. Grout, a/k/a Lois Fern Grout



Lawrence C Watts
Signature of Notary Public