

BK: 2016 PG: 2327
Recorded: 8/10/2016 at 3:21:59.0 PM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return to:
United Lender Services, Corp.
ATTN: RECORDING
1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569
File No. 145281

Send Tax Statements to:
LITA JOHNSON
BENJAMIN JOHNSON
1306 N 7TH ST
WINTERSET, IA 50273

Tax Exempt Pursuant to Section 428A.2 (11) – between husband and wife

QUITCLAIM DEED

For and in good consideration of TEN DOLLARS AND NO CENTS, (\$10.00), I/WE, LITA JOHNSON, fka LITA ELAINE VIERS, whom acquired title without marital designation, (hereinafter “Grantor”), whether one or more Grantor, hereby Quitclaims, deeds and conveys to LITA JOHNSON and BENJAMIN JOHNSON, Wife and Husband, as Joint Tenants with Right of Survivorship, residing at 1306 N 7TH ST, WINTERSET, IA 50273, County of MADISON, State of Iowa (hereinafter, “Grantee”), the following described land in the County of MADISON, free and clear with Quitclaim covenants; to wit:

Legal Description:

LOTS ONE (1) AND TWO (2) OF REPLAT OF LOT TWO (2) IN HELEN MCCALL HUNTOON ADDITION, PLAT NUMBER THREE (3) CITY OF WINTERSET, MADISON COUNTY, IOWA.

Parcel ID(s): 821006000022200

Grantor, for his/her/their and his/her/their heirs, hereby covenants with Grantee, his/her/their heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that they have a good right to convey; that the premises are free from all encumbrances; that Grantor and his/her/their heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his/her/their heirs or assigns, and at the expense of Grantee, his/her/their heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required;

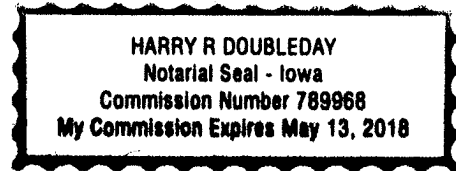
Grantor and his/her/their heirs will forever quitclaim and defend all of the property so granted to Grantee and his/her/their heirs, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to Grantor by deed recorded 04/20/2015, at Book 2015, Page 995.

Prepared by: Tarek A. Khowassah, 1127 E Cambridge Dr., Schererville, IN 46375, 708-204-0128, c/o United Lender Services, Corp., 1000 Commerce Drive, Suite 110, Park Place One, Pittsburgh, PA 15275.

WITNESS the hands and seal of said Grantor this 4 day, of AUGUST, 2016.

Lita Johnson fka Lita Elaine Viers
LITA JOHNSON fka LITA ELAINE VIERS




STATE OF IOWA)
)
MADISON COUNTY)

I, the undersigned Notary Public of the County and State aforesaid, certify that LITA JOHNSON fka LITA ELAINE VIERS personally came before me this day and acknowledged that he/she/they signed the foregoing instrument willingly. Witness my hand and Notarial stamp or seal, this 4TH day of AUGUST, 2016.

My Commission Expires: 5-13-2018
Harry R. Doubleday
Notary Public

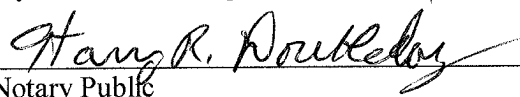
WITNESS the hands and seal of said Grantor this 4 day, of AUGUST, 2016.



BENJAMIN JOHNSON,

STATE OF IOWA)
)
MADISON COUNTY)

I, the undersigned Notary Public of the County and State aforesaid, certify that BENJAMIN JOHNSON personally came before me this day and acknowledged that he/she/they signed the foregoing instrument willingly. Witness my hand and Notarial stamp or seal, this 4TH day of AUGUST, 2016.

My Commission Expires: 5-13-2018


Notary Public

