



**BK: 2016 PG: 2339**  
**Recorded: 8/11/2016 at 3:16:37.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$308.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:	
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73 <sup>rd</sup> Street, Urbandale, Iowa 50322	Phone # (515) 271-8996
Return document to and mail tax statements to:	
KURTIS AND CINDY ANDERSON, 138 South 8 <sup>th</sup> Avenue, Winterset, Iowa 50273	File #RESC / NRW (rfb)

## WARRANTY DEED

Legal: **Lot 3 in KINGERY COURT ADDITION to the Town of Winterset,  
Madison County, Iowa**

Address: 138 South 8<sup>th</sup> Avenue, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David P. Reutzal and Janet E. Reutzal**, a married couple, do hereby convey the above-described real estate to **Kurtis R. Anderson and Cindy L. Anderson, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

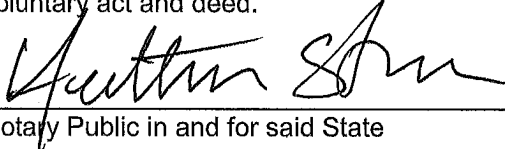
### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

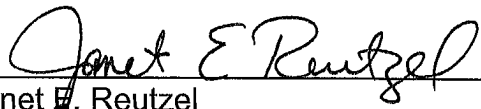
STATE OF IOWA )  
COUNTY OF Madison ) SS:

On this 30 day of July, 2016,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **David P. Reutzel**  
**and Janet F. Reutzel, a married couple**, to me  
known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that those persons executed the same as their  
voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State

Dated: 7/30, 2016

  
\_\_\_\_\_  
David P. Reutzel

  
\_\_\_\_\_  
Janet F. Reutzel

