This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4612

GLT 30302

☑ Mail tax statements and return document to:
Larry Wood and Presley Wood, 415 W Council Dr, Saint Charles, IA 50240

Order No.: MES-69383/LS

½ $185,500

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jordan Fitch and Amy Fitch, husband and wife**, do hereby convey unto **Larry Wood and Presley Wood, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Legal: **Lot One (1) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.**

SIMPSON, JENSEN, ABELS, FISCHER & BOUSLOG PC

SUBJECT TO ANY 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 the Grantors 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.

_____
Jordan Fitch

_____
Amy Fitch

STATE OF ___Iowa___)
) SS:
COUNTY OF ___Marion___)

This instrument was acknowledged before me on ___November 7___ 20_16_ by Jordan Fitch and Amy Fitch, husband and wife.

_____
Notary Public in and for said State

JULIE A EGLI
Commission Number 779833
My Commission Expires
8/17/17

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