



Document 2016 3811

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Date 12/13/2016 Time 2:36:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$340.00

Rev Stamp# 507 DOV# 506

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

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)453-4614

E ✓ Mail tax statements and return document to:  
Paul R. Scherer, 104 W Court Ave, Winterset, IA 50273

$\frac{1}{3}$

\$213,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donald R. Hixson and Kimberly A. Hixson, a married couple**, do hereby convey unto **Paul R. Scherer and Anneline Van Benthem, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The East Half (E1/2) of the West Two-thirds (W 2/3) of Lot One (1) in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa.**

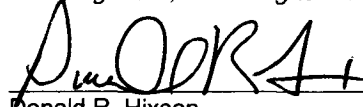


Order No.: MES-69346/JV

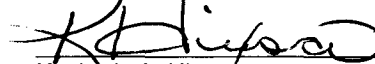
**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

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.



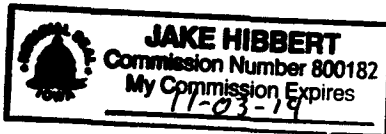
Donald R. Hixson



Kimberly A. Hixson

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on Dec 12 20 16 by Donald R. Hixson and Kimberly A. Hixson, a married couple.



  
Notary Public in and for said State