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Date 1/31/2017 Time 10:23:22AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$656.00

Rev Stamp# 49 DOV# 56

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED
Recorder's Cover Sheet

\$ 410,305

Preparer Information:

Conner L. Wasson
Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309
(515) 243-7611

Taxpayer Information:

Timothy A. Voy
Kevin P. Lone
1717 Merriam Court
Winterset IA 50273

Return Document To:

Timothy A. Voy
Kevin P. Lone
1717 Merriam Court
Winterset IA 50273

Grantors: Fortis Built, LLC, an Iowa limited liability company

Grantees: Timothy A. Voy and Kevin P. Lone

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration, **Fortis Built, LLC**, an Iowa limited liability company ("Grantor") does hereby convey to **Timothy A. Voy and Kevin P. Lone**, ("Grantees") the following-described real estate in **Madison County, Iowa**:

Lot Six (6) of Hillcrest Subdivision, located in the East Half (1/2) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



Locally known as: 1717 Merriam Court, Winterset IA 50273

The Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants 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, according to the context.

Dated: December 23, 2016, 2016.

Fortis Built, LLC,
an Iowa limited liability company

By: [Signature]
Jason Schaffer, Member

By: [Signature]
Louann Hart-Schaffer, Member

STATE OF IOWA)
) SS
COUNTY OF POLK)

The foregoing record was acknowledged before me this 23rd day of December, 2016 by Jason Schaffer and Louann Hart-Schaffer, members of Fortis Built, LLC, an Iowa limited liability company.

[Signature]
Notary Public

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