



Document 2017 444

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Date 2/07/2017 Time 11:54:55AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$527.20 ANNO

Rev Stamp# 56 DOV# 62 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

\$ 330,000

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

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Taxpayer Information: Linda D. J. Gosselin & James G. Gosselin - 2198 196th Ct.,
Winterset, IA 50273

~~E~~ Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:
Mark Switzer
Cathy Switzer

Grantees:
Linda D. J. Gosselin
James G. Gosselin

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Mark Switzer and Cathy Switzer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Linda D. J. Gosselin and James G. Gosselin, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot 7 in CEDAR RIDGE SUBDIVISION, a subdivision in part of the Southeast Quarter (SE ¼) of Section 24, Township 76 North, Range 28, West of the 5th P.M., Madison County, Iowa.

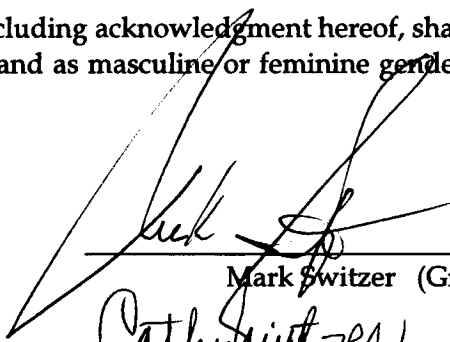


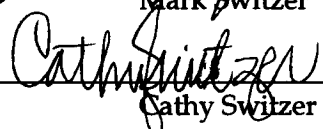
Property Address: 2198 196th Ct., Winterset, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: Feb 1, 2017

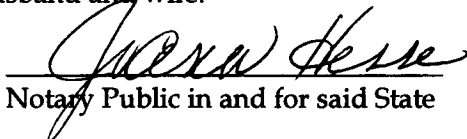


Mark Switzer (Grantor)


Cathy Switzer (Grantor)

STATE OF Iowa Polk COUNTY, ss:

This record was acknowledged before me on this 1 day of Feb, 2017, the undersigned, by Mark Switzer and Cathy Switzer, husband and wife.



Notary Public in and for said State

