



**BK: 2017 PG: 616**  
**Recorded: 2/24/2017 at 2:04:46.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$271.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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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)453-4678

Mail tax statements and return to:  
Twila R Seibert, 120 S 8th Ave, Winterset, IA 50273

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Frances Elaine Stevens, a single person by Wendy Kay Corell, as Agent**, does hereby convey unto **Twila R Seibert, a single person**, the following described real estate.

**Lot Four (4) of Kingery Court Addition to the Town of Winterset, Madison County, Iowa.**

Order No.: MES-71218/SC

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

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the 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 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.

Wendy Kay Corell  
Wendy Kay Corell

Wendy Kay Corell  
Printed Name

As Agent for  
Frances Elaine Stevens

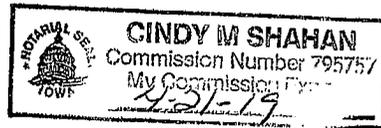
STATE OF Iowa )

COUNTY OF Madison )

SS:

This instrument was acknowledged before me on Feb. 19 2019 by Wendy Kay Corell, as Agent for Frances Elaine Stevens, a single person.

Cindy M. Shahan  
Notary Public in and for said State



Cindy M Shahan  
Comm# 795757  
Exp. Date: 4/21/19