



Document 2017 1280

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Date 4/25/2017 Time 3:25:31PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$125.60

Rev Stamp# 159 DOV# 162

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273 - Tel: 515.462.2442

Return & send tax statements to: Eric & Lori Kilpatrick, 1532 Yellow Rose Avenue, Lorimor, IA 50149

\$78,750

### WARRANTY DEED

For the consideration of Seventy Eight Thousand Seven Hundred Fifty & No/100 Dollars (\$78,750.00) and other valuable consideration, Harold W. Seward, a single person, does hereby convey to Eric R. Kilpatrick and Lori C. Kilpatrick, as Joint Tenants with Full Rights of Survivorship, and Not as Tenants in Common, the following described real estate in Warren County, Iowa:

An undivided one half (1/2) interest in and to Lot Eight (8) in Block Thirteen (13) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, AND an undivided one half (1/2) interest in and to the South Half (S 1/2) of the vacated alley lying North of said Lot 8.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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.

Dated: April 23<sup>rd</sup>, 2017

Harold W. Seward

STATE OF IOWA, COUNTY OF MADISON, SS:

Subscribed and sworn to before me this 23<sup>rd</sup> day of April, 2017, by Harold W. Seward.

Notary Public in and for Iowa

