$165,000

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322   Phone # (515) 271-8996

Return document to and mail tax statements to:
MICHELLE AND WARREN WOOLFOLK, 1414 West South Street, Winterset, Iowa 50273   File #RESC / NRW (rfb)

LIN34995

WARRANTY DEED

Legal: **Lot 2 in the Subdivision of Lots 7 and 8 in Valley View Addition to the City of Winterset, Madison County, Iowa**

Address: 1414 West South Street, Winterset, Iowa 50273

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John P. Sneller and Anne T. Sneller, a married couple**, do hereby convey the above-described real estate to **Michelle Woolfolk and Warren Woolfolk, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL 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 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 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, and as masculine or feminine gender, according to the context.

ABENDROTH AND RUSSELL LAW FIRM

STATE OF IOWA)
) SS:
COUNTY OF Madison)

On this 25 day of April, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **John P. Sneller and Anne T. Sneller, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.
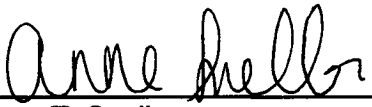
_____
Notary Public in and for said State

Dated: April 25, 2017

_____
John P. Sneller

_____
Anne T. Sneller

ABENDROTH AND RUSSELL LAW FIRM