



Document 2017 2050

Book 2017 Page 2050 Type 03 001 Pages 3

Date 7/03/2017 Time 12:04:03PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$116.80

ANNO

Rev Stamp# 271 DOV# 280

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

$\frac{2}{3}$  R 3.

**WARRANTY DEED**

**Recorder's Cover Sheet**

**\$73,500**

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

Taxpayer Information: Benjamin & Amy Lortz, 2309 Park Lane, West Des Moines, IA  
50265

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

Grantors:  
Rex Engstrand  
Brenda Engstrand

Grantees:  
Benjamin Lortz  
Amy Lortz

Legal Description: See Page 2

# WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Rex Engstrand and Brenda Engstrand, husband and wife, do hereby convey to Benjamin Lortz and Amy Lortz, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot 6 of Woodland Valley Estates Subdivision located in the South Half of the Northeast Quarter of Section 20 and the South Half of the Northwest Quarter of Section 21, ALL in Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31<sup>st</sup> interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office as amended by First Amendment to Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2006, Page 4296 of the Madison County Recorder's Office, (and any other supplements and amendments thereto)



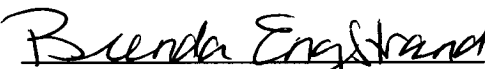
Property Address: Lot 6 of Woodland Valley Estates Subdivision, Van Meter, IA

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.

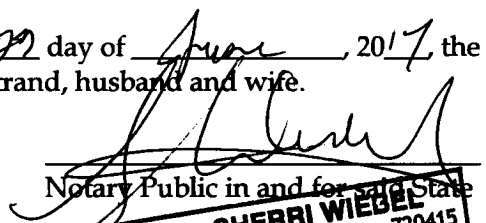
Dated: 6/27/17

  
\_\_\_\_\_  
Rex Engstrand (Grantor)

  
\_\_\_\_\_  
Brenda Engstrand (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

This record was acknowledged before me on this 22 day of August, 2017, the undersigned, by Rex Engstrand and Brenda Engstrand, husband and wife.

  
Notary Public in and for the State  
**SHERRI WIEBEL**  
Commission Number 720415  
My Commission Expires 7-16-18