

BK: 2017 PG: 2148
Recorded: 7/11/2017 at 9:10:39.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared By:
MAX BURKEY, ATTORNEY AT LAW
700 2ND AVENUE
DES MOINES, IA 50309
(515) 240-0477

When Recorded Return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

(top [X] inches reserved for recording data)

QUITCLAIM DEED

EXEMPT FOR CODE 428A.(2) 11.

THIS QUITCLAIM DEED, by Grantor, **EVAN R. SEARS AND ELIZABETH N. JONES, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON**, whose mailing address is 1250 SE 11TH STREET APT 8203, GRIMES, IA 50111, for consideration paid, quitclaims to Grantee, **EVAN R. SEARS, SINGLE**, whose address is 423 E BENTON STREET, WINTERSET, IA 50273.

WITNESSETH, That the said first party, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of MADISON, State of Iowa, to wit:

LOT EIGHT (8) IN BLOCK (2) OF NORTH ADDITION TO WINTERSET, MADISON COUNTY, IOWA.

Commonly Known As: 423 E BENTON STREET, WINTERSET, IA 50273
Parcel No.: 820003102060000

Being the same premises conveyed to Evan R. Sears and Elizabeth N. Jones, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, by Deed dated 6/24/2015 and recorded 7/2/2015

in Book 2015, at Page 1833 and as Document No. 2015 1833 in the MADISON County Recorder's Office, State of Iowa.

The Real Estate is conveyed subject to a mortgage dated 6/30/2015 (Mortgage), and recorded 7/2/2015, in the Recorder's Office of the County of MADISON, State of Iowa, as Document No. 2015 1835 between EVAN R. SEARS AND ELIZABETH N. JONES, the Grantors and WELLS FARGO BANK, N.A., in the original principal sum of \$112,917.00 plus interest, and having an outstanding principal balance, as of the date hereof, of \$ 108,958.89. The Grantee(s), hereby (i) assume and agree to perform all of the obligations of ELIZABETH N. JONES, the Grantor under the Note and Mortgage, and (ii) agree to indemnify and hold ELIZABETH N. JONES, the Grantor harmless from and against all loss, damage cost and expense (including reasonable attorney fees) incurred by ELIZABETH N. JONES, the Grantor as a result of a failure by the Grantee(s) to fulfill his obligations under the Note and Mortgage.

WITNESS the hands and seal of said Grantors this 1st day of July, 20 17.



EVAN R. SEARS




ELIZABETH N. JONES

STATE OF IOWA)
COUNTY OF Madison) SS.

I, Howard Musin (Notary Public) hereby certify that EVAN R. SEARS and ELIZABETH N. JONES, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 1st day of July, 20 17.

(seal)



Notary Public
Printed Name: Howard Musin
My Commission Expires: 10/30/2018
Commission No.: IA 137483

