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Date 7/11/2017 Time 3:01:40PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 292 DOV# 299

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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)453-4625

EM Mail tax statements and return to:

Hans Curtis Goettsch and Kari A. Kesper, 1515 Mackensie Cir., Winterset, IA 50273

$\frac{1}{2}$ \$260,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Stromax Construction, Inc., a corporation**, does hereby convey unto **Hans Curtis Goettsch, a single person, and Kari A. Kesper, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Three (3) in Block Two (2) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.



Order No.: MES-73981/JC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Stromax Construction, Inc.

[Signature]

Steve Maxwell Pres

Printed Name

STATE OF lowa)

COUNTY OF madison)

SS:

This instrument was acknowledged before me on July 7, 2017 by Steve Maxwell as president of Stromax Construction, Inc..

[Signature]
Notary Public in and for said State

