



Document 2017 2411

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 Rec Amt \$7.00 Aud Amt \$5.00
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 Rev Stamp# 342 DOV# 348
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (259RTE)

Return To: Brandon Gerleman, 609 North 9th Ave., Winterset, IA 50273

Taxpayer Information: Brandon Gerleman, 609 North 9th Ave., Winterset, IA 50273

$\frac{1}{3}$ \$242,500 **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Robert A. Steffes, Jr. and Elissa Steffes, husband and wife**, do hereby Convey to **Brandon Gerleman, a single person**, the following described real estate in Madison County, Iowa:

Lot Two (2) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

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: August 3rd 2017

Robert A. Steffes, Jr.

Elissa Steffes

STATE OF Iowa)
) ss:
 COUNTY OF Polk)

On this 3rd day of August, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **Robert A. Steffes, Jr. and Elissa Steffes, husband and wife**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Notary Public in and for said State

