

BK: 2017 PG: 2745
Recorded: 9/1/2017 at 10:18:19.0 AM
Fee Amount: \$12.00
Revenue Tax: \$357.60
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912
Taxpayer: Danielle T. Lockhart and Matthew G. Aldrich, 702 Prairie Street, Adel, IA 50003

For the consideration of \$224,000.00 Dollar(s) and other valuable consideration, Andrew W. Sitz and Carrie A. Sitz, Husband and Wife,

do hereby Convey to
Danielle T. Lockhart and Matthew G. Aldrich,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The East Half (1/2) of Lot Seven (7) and all of Lot Eight (8) in Block Twenty-one (21) of West Addition to the Town of Winterset, Madison County, Iowa.

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.

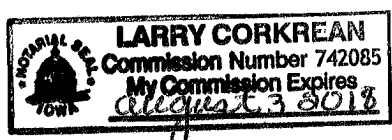
Dated on August 30, 2017

Andrew W. Sitz
Andrew W. Sitz (Grantor)

Carrie A. Sitz
Carrie A. Sitz (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 30, 2017, by Andrew W. Sitz and Carrie A. Sitz



Larry Corkrean
Signature of Notary Public