



Document 2017 2797

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Date 9/05/2017 Time 3:04:12PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 393 DOV# 399

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

165,000.⁰⁰

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

1/2 X 2 4165,000

LE

Mail tax statements and return document to:

Luke Cataldo and Ashley Cataldo, 105 Olive St., Truro, IA 50257

1
2

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Helen D. Lorenzen, a single person**, does hereby convey unto **Luke Cataldo and Ashley Cataldo, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lots Eleven (11) and Twelve (12) of Likens Second Addition to the Town of Truro in Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

Helen D. Lorenzen
Helen D. Lorenzen

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on August 31 2017 by Helen D. Lorenzen, a single person.

[Signature]
Notary Public in and for said State

