



Document 2017 2983

Book 2017 Page 2983 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$323.20 ANNO

Rev Stamp# 415 DOV# 422 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

**WARRANTY DEED**

**Recorder's Cover Sheet**

WF39016

~~\$302,500~~

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324  
(515-271-7766)

1/2

Taxpayer Information: **Shelby Sprouse & Maxwell Hannam, 2425 Bittersweet Avenue,  
Winterset, IA 50273**

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Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA  
50324

Grantors:  
Theresa O. Clark  
James A. Day Clark

Grantees:  
Shelby Sprouse  
Maxwell Hannam

Legal Description: See Page 2

# WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Theresa O. Clark and James A. Day Clark, wife and husband, do hereby convey to Shelby Sprouse and Maxwell Hannam, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at the Southeast corner of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Eighteen (18) running thence North 335 feet, thence West 383.5 feet, thence South 363 feet, thence East 383.5 feet, thence North 28 feet to the point of beginning.



Property Address: 2425 Bittersweet Avenue, Winterset, IA 50273

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: 9-18-2017

Theresa O. Clark  
Theresa O. Clark (Grantor)

James A. Day Clark  
James A. Day Clark (Grantor)

STATE OF Iowa, Madison COUNTY, ss:  
Polk  
IA

This record was acknowledged before me on this 18th day of September, 2017, the undersigned, by Theresa O. Clark and James A. Day Clark, wife and husband.

Jerald L. Aldrich  
Notary Public in and for said State

