



Document 2017 3579

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Date 11/15/2017 Time 10:51:49AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$80.80

Rev Stamp# 492 DOV# 504

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

₹ 50,800

Preparer Information: (name, address and phone number)

Lori L. Nelson, The Sayer Law Group, P.C., 925 E 4th Street, Waterloo, IA 50703, Phone: (319) 234-2530

Taxpayer Information: (name and complete address)

Blaine Lowden
2530 190th Trail, Winterset, IA 50273

Return Document To: (name and complete address)

Blaine Lowden
2530 190th Trail, Winterset, IA 50273

Grantors:

Fidelity Bank

Grantees:

Blaine Lowden and Deann Harvey-Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of Fifty thousand, eight hundred Dollar(s) (\$50,800) and other valuable consideration, Fidelity Bank, a federally chartered savings bank does hereby Convey to Blaine Lowden and Deann Harvey-Lowden as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

A part of Lot 2 and a part of Lot 3 and a part of the alley lying South of said Lots 2 and 3, all in Block 22 of Pitzer & Knights Addition to the Town of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at a point 66 feet East of the Northwest corner of said Block 22, and running thence South 140 1/4 feet, thence East 116 feet, thence North 140 1/4 feet, thence West 116 feet to the place of beginning, except that part on the North side thereof conveyed to the City of Winterset for street purposes.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

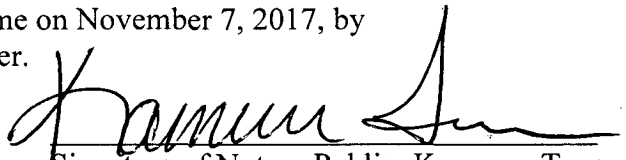
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 7, 2017.


Fidelity Bank: Carrie Wunsch

STATE OF KANSAS, COUNTY OF SEDGWICK

This record was acknowledged before me on November 7, 2017, by Carrie Wunsch, VP Default Operations Manager.


Signature of Notary Public: Kameron Tauer

