

Document 2007 1759

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Date 4/30/2007 Time 12:43 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$65.60

Rev Stamp# 165 DOV# 173

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDY ✓
ANN
SCAN
CHEF



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Winterset Properties, L.L.C.
120 W. Jefferson
Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, IA 50273

Grantors:

Avis Marie Hays
\$41,500.00

Grantees:

Winterset Properties, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty One Thousand Five Hundred and 00/100ths-----(\$41,500.00)
Dollar(s) and other valuable consideration,
AVIS MARIE HAYS, a Single Person,

do hereby Convey to
WINTERSET PROPERTIES, L.L.C.

the following described real estate in Madison County, Iowa:

The North Half (N½) of Lot Two (2) in Block Five (5) 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.

STATE OF IOWA
COUNTY OF MADISON

Dated: April 10, 2007

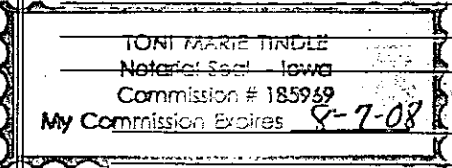
This instrument was acknowledged before
me on April 10, 2007 by
Avis Marie Hays

Avis Marie Hays
Avis Marie Hays (Grantor)

(Grantor)

(Grantor)

(Grantor)



Notary Public

Toni Marie Tindle