



Document 2010 1157

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Date 5/25/2010 Time 2:54 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$118.40
Rev Stamp# 455 DOV# 497
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

572vB

#74,500.00

Preparer Information: (Name, address and phone number)
Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

Taxpayer Information: (Name and complete address)
Travis Wagner, 120 Center Street West, Truro, IA 50257

Return Document To: (Name and complete address)
Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

Grantors:
Sean Welch
Nicole Welch

Grantees:
Travis Wagner

Legal description: See Page 2
Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Sean Welch and Nicole Welch, husband and wife

do hereby Convey to
Travis Wagner, a single person

the
following described real estate in Madison County, Iowa:
Lot Three (3) in Block One (1) of Hull's Addition to the Town of Truro, 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: 5-20-10

Sean Welch
Sean Welch (Grantor)

Nicole Welch
Nicole Welch (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Folk
This instrument was acknowledged before me on May 20, 2010, by Sean Welch
and Nicole Welch, husband and wife

Laura M. Garrett, Notary Public

