



Document 2012 514

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Date 2/21/2012 Time 12:08 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$154.40
Rev Stamp# 40 DOV# 42

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Jerrold B. Oliver
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273
Preparer: Jerrold B. Oliver, POB 230, Winterset, IA 50273 Telephone: 515-462-3731
Taxpayer: Sean M. Fox, 310 S. 7th Street, Winterset, IA 50273



3976 Reg Home

WARRANTY DEED

For the consideration of -----\$97,000.00----- Dollar(s) and other valuable consideration,
Drew A. Duff and Mindy M. Duff, Husband and Wife,

do hereby
Convey to Sean M. Fox

the
following described real estate in MADISON County, Iowa:
The South Half (S 1/2) of Lots One (1) and Two (2) in Block Eighteen (18) of Loughridge &
Cassiday's Addition to the Town of Winterset, Madison County, Iowa.



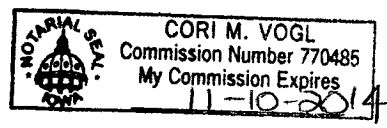
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: 2-8-12

Drew A. Duff
Drew A. Duff (Grantor)

Mindy M. Duff 2-8-12
Mindy M. Duff (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on 02-08-2012, by Drew A. Duff
and Mindy M. Duff



Cori M. Vogl, Notary Public