



Document 2012 789

Book 2012 Page 789 Type 03 001 Pages 2

Date 3/19/2012 Time 11:14 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 69 DOV# 69

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

* 35,000⁰⁰

$\frac{2}{3}$

Preparer Information: (name, address and phone number)

Jeffrey A. Kelso, 2824 104th Street, Urbandale, IA 50322, Phone: (515) 278-4200

Taxpayer Information: (name and complete address)

Brandon M. Walkup, 521 North 2nd St., Winterset, Iowa 50273

6 ✓

Return Document To: (name and complete address)

Brandon M. Walkup, 521 North 2nd St., Winterset, Iowa 50273

Grantors:

James M. Snipes and Donna Hill Snipes

Grantees:

Brandon M. Walkup

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, James M. Snipes and Donna Hill Snipes, husband and wife, do hereby Convey to Brandon M. Walkup, the following described real estate in Madison County, Iowa:

Lot Four (4) of Mill 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: March 15, 2012

James M. Snipes
James M. Snipes (Grantor)

Donna Hill - Snipes
Donna Hill Snipes (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on March 15, 2012, by James M. Snipes and Donna Hill Snipes, husband and wife, to me known to be the identical persons named above who executed the foregoing instrument as their voluntary act and deed.

Debbie K. Marmion
, Notary Public

