



Book 2012 Page 1188 Type 03 001 Pages 2 Date 4/25/2012 Time 10:50 AM Rec Amt \$12.00 Aud Amt \$5.00 INDX/

Rev Transfer Tax \$175.20 Rev Stamp# 112 DOV# 116

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

**SCAN** CHEK

**ANNO** 

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Return to:

Jon M. Gustafson, 831 S 6th Ave, Winterset, IA 50273

Mail tax statements to:

Jon M. Gustafson, 831 S 6th Ave, Winterset, IA 50273

Phone No.: (515)453-4637

Order No.: MES-38270/BS

\$ 110,000.00

## WARRANTY DEED

The West 70 feet of Lot Three (3) except the South 30 feet thereof; and the West 70 Legal: feet of the South 19 feet of Lot Two (2), all in Lindsey's Addition to the Town of

Winterset, Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Robert L. Gideon and Lindsey M. Gideon, husband and wife, do hereby convey unto Jon M. Gustafson, a single person, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Robert L. Gideon

indsey M. Gideon

STATE OF Fout

COUNTY OF Mudison

SS:

This instrument was acknowledged before me on \_ Gideon and Lindsey M. Gideon, husband and wife.

Notary Public in and for said State

