



Document 2012 1250

Book 2012 Page 1250 Type 03 001 Pages 3

Date 4/30/2012 Time 11:36 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 121 DOV# 126

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

1/2

Taxpayer Information: (Name and complete address)

Merritt and Phyllis Woodley, 1016 North 3rd Avenue, Winterset, IA 50273

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

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Richelle Mason

Michael Mason

Ryan Welch

Grantees:

Merritt Woodley

Phyllis Woodley

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of -----\$165,000.00-----

Dollar(s) and other valuable consideration,
Richelle Mason and Michael Mason, Wife and Husband; and Ryan Welch, Single,

do hereby Convey to
Merritt Woodley and Phyllis Woodley, as Joint Tenants with full rights of survivorship and not as
Tenants in common,

the following described real estate in MADISON County, Iowa:

Lot "G", a portion of Lot Nine (9) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996, on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005, and filed on July 14, 2005, in Book 2005, Page 3277 in the Office of the Recorder of 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: APRIL 9, 2012

Richelle R. Mason
Richelle Mason (Grantor)

(Grantor)

Michael Mason
Michael Mason (Grantor)

(Grantor)

Ryan Welch
Ryan Welch (Grantor)

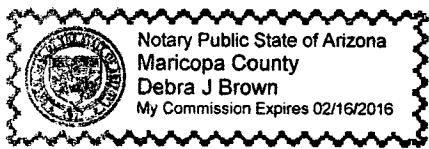
(Grantor)

(Grantor)

(Grantor)

STATE OF ARIZONA, COUNTY OF MARICOPA

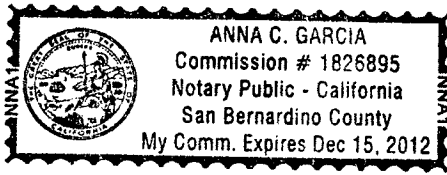
This instrument was acknowledged before me on APRIL 9, 2012, by
Richelle Mason and Michael Mason



Debra J Brown, Notary Public

STATE OF CALIFORNIA, COUNTY OF San Bernardino

This instrument was acknowledged before me on April 10, 2012, by
Ryan Welch



Anna C. Garcia
_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public