



Document 2012 2030

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Date 7/11/2012 Time 10:08 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$84.00

Rev Stamp# 205 DOV# 222

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Ashley A. Avery and Joshua L. Barker
415 S. 7th Street, Winterset, IA 50273

Return to: Ashley A. Avery and Joshua L. Barker
415 S. 7th Street, Winterset, IA 50273

\$53,000.00

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Sean N. Hall and Christine L. Donovan-Hall, husband and wife, (Grantors) do hereby Convey to Ashley A. Avery and Joshua L. Barker (Grantees) the following described real estate in Madison County, Iowa:

The South Half (S ½) of Out Lot Nine (9) of Loughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa, EXCEPT the East 119.39 feet thereof;

subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

STATE OF IOWA, COUNTY OF Polk, ss: Dated: 6-29-12

This instrument was acknowledged before me on

June 29, 2012, by

Sean N. Hall and Christine L. Donovan-Hall, husband and wife,

Sean N. Hall (Grantor)

Christine L. Donovan-Hall (Grantor)

Jenna Ellingworth, Notary Public

