



Document 2012 2298

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Date 8/03/2012 Time 3:57 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$189.60

Rev Stamp# 238 DOV# 259

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

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

Phone No.: (515)453-4637

Return to:

Russell E. Jenkins, II, 1105 W South St, Winterset, IA 50273

Mail tax statements to:

Russell E. Jenkins, II, 1105 W South St, Winterset, IA 50273

Order No.: MES-40019/BS

\$119,000

## WARRANTY DEED

**Legal: Lot Twelve (12) of First Plat of Honor's Acres 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, **Jason L. Stanford and Lindsay M. Stanford f/k/a Lindsay M. Wood, husband and wife, do hereby convey unto Russell E. Jenkins, II and Shaina R. Groves, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.**

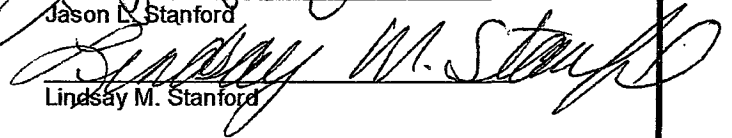
ABENDROTH & RUSSELL, P.C.

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

Grantors do hereby covenant with Grantees, 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.

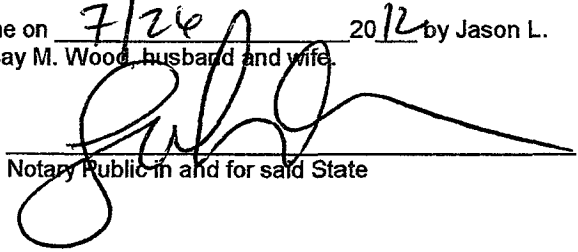
  
\_\_\_\_\_  
Jason L. Stanford

  
\_\_\_\_\_  
Lindsay M. Stanford

STATE OF Iowa )  
COUNTY OF Dallas )

SS:

This instrument was acknowledged before me on 7/26 2012 by Jason L. Stanford and Lindsay M. Stanford f/k/a Lindsay M. Wood, husband and wife.

  
\_\_\_\_\_  
Notary Public in and for said State

