



Document 2012 2294

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Date 8/03/2012 Time 2:58 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$154.40

Rev Stamp# 237 DOV# 258

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

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Official Form No. 101 - May 2006

Todd P. Prichard

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: William Steffens, 2587 Hiatt Apple Trl, Winterset, IA 50273

Preparer: Todd Prichard, 103 N. Main Street, P.O. Box 454, Charles City, IA 50616. (641) 228-4500

Taxpayer: William Steffens, 2587 Hiatt Apple Trl, Winterset, IA 50273



\$97,000

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Dawn R. Wearmouth n/k/a Dawn Renee Flactiff and Timothy Earl Flactiff, wife and husband

do hereby
Convey to William Steffens, a single person

the
following described real estate in Madison County, Iowa:
Parcel "A", located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.003 acres, as shown in Plat of Survey filed in Book 2001, Page 4361 on September 28, 2001, 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: 8-2-12

Dawn Renee Flactiff
Dawn R. Wearmouth n/k/a Dawn Renee Flactiff (Grantor)

Timothy Earl Flactiff
Timothy Earl Flactiff (Grantor)

STATE OF IOWA, COUNTY OF Sal
This instrument was acknowledged before me on 8/2/12 by Dawn R. Wearmouth n/k/a Dawn Renee Flactiff and Timothy Earl Flactiff, wife and husband



[Signature], Notary Public

(This form of acknowledgment for individual grantor(s) only)