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Book 2012 Page 2367 Type 03 001 Pages 2

Date 8/13/2012 Time 1:19 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 245 DOV# 264

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)453-4612

Return to:

Mark Hawkins and Kayla Hawkins, 722 W Court Avenue, Winterset, IA 50273

Mail tax statements to:

Mark Hawkins and Kayla Hawkins, 722 W Court Avenue, Winterset, IA 50273

Order No.: MES-40806/KH

\$1165,000

WARRANTY DEED

Legal: **Lot Four (4) and the West Half (W 1/2) of Lot Three (3) in Block Twenty (20) of West 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, **Susan M. Evans, a single person**, does hereby convey unto **Mark Hawkins and Kayla Hawkins, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

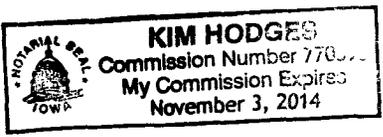
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

Susan M. Evans
Susan M. Evans

STATE OF *Iowa*)
COUNTY OF *Polk*) SS:

This instrument was acknowledged before me on *2 August* 20*12* by Susan M. Evans, a single person.



Kim Hodges
Notary Public in and for said State