

Document 2012 3835

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Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$182.40 Rev Stamp# 382 DOV# 404

INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2536 73rd St, Urbandale, IA 50322-4700

Return to:

Kurt K. Reason and Karen C. Reason, 302 W Benton St, Winterset, IA 50273

Mail tax statements to:

Kurt K. Reason and Karen C. Reason, 302 W Benton St, Winterset, IA 50273

Phone No.: (515)453-4637

Order No.: MES-43152/BS

114,240.00

WARRANTY DEED

Legal: The North Half (N 1/2) of Lots One (1) and Two (2) in Block Sixteen (16) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Marjorie Smith**, a single person by and through Barbara J. Snook, as attorney-in-fact, does hereby convey unto Kurt K. Reason and Karen C. Reason, husband and wife, 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

Grantor does hereby covenant with Grantees, and successors in interest, that 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.

Bashara J. Snook / Barbara J. Snook / As attorney-in-fact for Marjorie Smith

STATE OF FOWA

COUNTY OF MADISON

SS:

This instrument was acknowledged before me on <u>DED EM AFR</u>
J. Snook, as attorney-in-fact for Marjorie Smith, a single person.

DENNIS W VAUGHN Notarial Seal - Iowa Commission # 724273

Commission # 724273

My Commission Expires 11-4-2015

Notary Public in and for said State