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Date 1/08/2013 Time 1:54 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$285.60
Rev Stamp# 8

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jason Springer

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

Return To: Jason Springer, 3111 Douglas Ave, Des Moines, IA 50310, (515) 255-4500

Preparer: Jason Springer, 3111 Douglas Ave, Des Moines, IA 50310, (515) 255-4500

Taxpayer: Megan Haggard, 516 W. Benton Street, Winterset, IA 50273



\$179,000

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration,
Chad Emanuel and Cheryl Emanuel, husband and wife,

do hereby
Convey to Kelly Haggard and Megan Haggard, husband and wife,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lot One (1) and the West 19.67 feet of Lot Two (2) of Croft Court Addition to the City of Winterset, Madison
County, Iowa. In fulfillment of Real Estate Contract dated June 1, 2011 and filed September 27, 2011 as
Document No. 20112547 in the Madison County Recorder's Office.

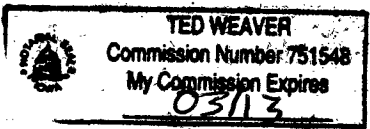
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real es-
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real
estate is free and clear of all liens and encumbrances except as may be above 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.

Chad Emanuel
Chad Emanuel (Grantor)

Dated: 12-27-13
Cheryl Emanuel
Cheryl Emanuel (Grantor)

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on _____, by Chad Emanuel and
Cheryl Emanuel, husband and wife,



[Signature]
, Notary Public

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