



Document 2013 634

Book 2013 Page 634 Type 03 001 Pages 1  
Date 2/28/2013 Time 12:45 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$131.20  
Rev Stamp# 54 DOV# 51  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

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Official Form No. 101 - May 2006

Mark L. Smith

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

Return To: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Bradley R. Hughes, 501 East Green, Winterset, IA 50273



### WARRANTY DEED

For the consideration of -----\$82,300.00----- Dollar(s) and other valuable consideration,  
Kathleen L. Terflinger, Single,

do hereby

Convey to Bradley R. Hughes

the

following described real estate in MADISON County, Iowa:

The West Fifty (50) feet in width of Lot Three (3) in Block Sixteen (16) of White & Estle's Addition to the City of Winterset, 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: 2.19.2013

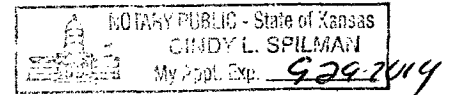
Kathleen L. Terflinger  
Kathleen L. Terflinger (Grantor)

Neoshu  
(Grantor)

STATE OF Kansas, COUNTY OF MADISON

This instrument was acknowledged before me on Feb, 19, 2013, by Kathleen L. Terflinger

Cindy L. Spilman  
, Notary Public



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