



Document 2013 878

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Recorded: 3/27/2013 at 9:39:49.0 AM

Fee Amount: \$17.00

Revenue Tax: \$242.40

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 81 DOV# 81

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Andrew Jenkins and Nichoe Jenkins, 817 E Madison St, Winterset, IA 50273

Mail tax statements to:

Andrew Jenkins and Nichoe Jenkins, 817 E Madison St, Winterset, IA 50273

Order No.: MES-43997/BS

\$152,000

WARRANTY DEED

Legal:

A Parcel of land in Lot Four (4), containing 0.3692 acres, AND a Parcel of land in Lot Five (5), containing 0.4131 acres, ALL in Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, as shown on Plat of Survey filed in Town Plat Book 2, Page 260 on December 14, 1995, in the Office of the Recorder of Madison County, Iowa.


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Mark W. Smith and Julie Smith, husband and wife**, do hereby convey unto **Andrew Jenkins and ^{Nicole} ~~Nichoe~~ Jenkins, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

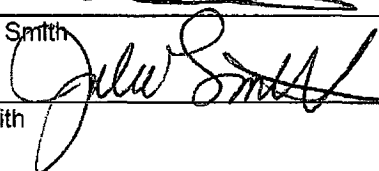
ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



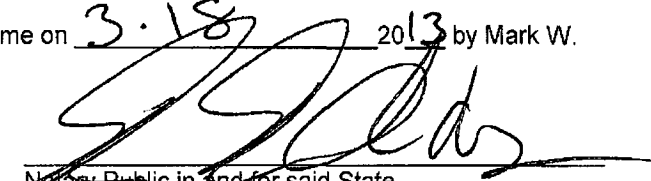
Mark W. Smith


Julie Smith

STATE OF Texas)
COUNTY OF Collin)

SS:

This instrument was acknowledged before me on 3.18 2013 by Mark W. Smith and Julie Smith, husband and wife.



Notary Public in and for said State

