



Document 2013 1247

Book 2013 Page 1247 Type 03 001 Pages 1  
Date 5/03/2013 Time 11:17 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$8.80  
Rev Stamp# 120 DOV# 119  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170  
✓ Return to: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170  
Tax Statement to: Diane Nan Johnson, 5978 Rebel Ridge, San Antonio, TX 78247

\$6,000.<sup>00</sup>

# Warranty Deed

For One Dollar and other valuable consideration, **Amanda Mountain, a single person (Grantor)**, hereby convey to **Diane Nan Johnson (Grantee)**, a married person, whose spouse has no interest in the following described real estate in Madison County, Iowa, according to the laws of the state of Texas:

**Lots Three (3), Four (4), Five (5) and Six (6) in Block Five (5) of Lee's Addition to the City of Macksburg, Madison County, Iowa.**

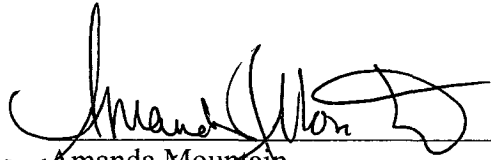
SUBJECT TO ALL EASEMENTS OF RECORD

Diane Nan Johnson is a resident of the state of Texas and to the extent that her property rights are controlled by Texas law, she intends that the above described real estate was purchased as her separate property and will continue to be her separate property so long as she owns the property. This property was purchased with Diane Nan Johnson's *separate* property funds according to the *laws* of the state of Texas. Thus, this real estate is not subject to division with her spouse under the property laws of the state of Texas.

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate 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 all lawful claims of all persons except as may be above stated. Each of the grantors hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

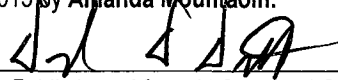
Words and phrases herein, including acknowledgment hereof, shall be construed as singular or plural in number, and as masculine or feminine in gender, according to the context

Dated this 30 day of April, 2013.

  
Amanda Mountain

County of Union; State of Iowa )

This instrument was acknowledged before me on April, 2013 by Amanda Mountain.

  
Notary Public in and for said State and County

DDD:k14756

