



Document 2013 1791

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Date 6/14/2013 Time 4:11 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$11.20

Rev Stamp# 168 DOV# 169

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$17500

**WARRANTY DEED**  
**(Joint Tenancy)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #103  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Bradley W. and Jessica Henry, 807 SE Willow Brook Drive, Waukee, IA 50263

**Return Document To:** (Name and complete address)

~~John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067~~

✓ Bradley + Jessica Henry (see above)

**Grantors:**

City of Winterset, Iowa

**Grantees:**

Bradley W. Henry  
Jessica Henry

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$7,500.00 Dollar(s) and other valuable consideration,  
City of Winterset, Iowa

do hereby Convey to  
Bradley W. Henry and Jessica Henry, 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 Five (5) in Block Five (5), of North Addition to the Town of Winterset, Madison County, Iowa.

The Grantor and Grantee agree as a condition and term of this conveyance that Grantee at Grantee's cost shall remove the dwelling on the above described real estate and shall restore the land surface to grade level by no later than December 31, 2013.

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: February 18, 2013

City of Winterset, Iowa

James C. Olson  
James C. Olson, Mayor (Grantor)

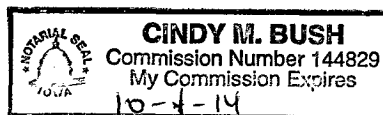
\_\_\_\_\_  
(Grantor)

Mark Nitchals  
Mark Nitchals, City Administrator (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on February 18, 2013, by James C. Olson as the Mayor and Mark Nitchals as the City Administrator for the City of Winterset, Iowa.



Cindy M. Bush, Notary Public