



Document 2013 1844

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Date 6/21/2013 Time 10:04 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$349.60
Rev Stamp# 175 DOV# 174

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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:
Bo James Uhrmacher and Kristen R. Uhrmacher, 722 E High St, Winterset, IA 50273
Mail tax statements to:
Bo James Uhrmacher and Kristen R. Uhrmacher, 722 E High St, Winterset, IA 50273 Order No.: MES-46377/BS

219,000.00

WARRANTY DEED

Legal: **The East 119.39 feet of Out Lot Nine (9) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Mike T. Wells and Karen M. Wells, husband and wife**, do hereby convey unto **Bo James Uhrmacher and Kristen R. Uhrmacher, 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.

Phil Wells

Mike T. Wells

Karen M. Wells

Karen M. Wells

STATE OF IOWA)
COUNTY OF DALLAS)

SS:

This instrument was acknowledged before me on JUNE 20 2013 by Mike T. Wells and Karen M. Wells, husband and wife.



Dusty Morrison

Notary Public in and for said State