



Document 2013 2307

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Date 8/05/2013 Time 3:35 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$301.60

Rev Stamp# 224 DOV# 230

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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:

Camma Stott, 905 N 15th Ave, Winterset, IA 50273

Mail tax statements to:

Camma Stott, 905 N 15th Ave, Winterset, IA 50273

Order No.: MES-46854/BS

\$189,000.00

## WARRANTY DEED

Legal: **Lot Three (3) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.**

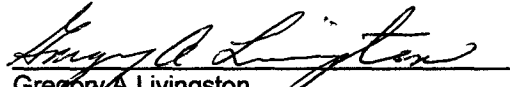
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Gregory A Livingston and Darcy J Livingston, husband and wife**, do hereby convey unto **Camma Stott**, the above-described real estate.

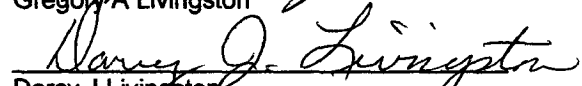
ABENDROTH & RUSSELL, P.C.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, 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.

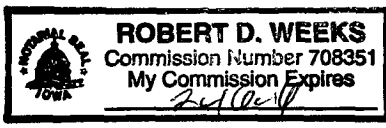
  
Gregory A Livingston

  
Darcy J Livingston

STATE OF Texas )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on 7/29 2013 by Gregory A Livingston and Darcy J Livingston, husband and wife.



  
Notary Public in and for said State