



Document 2013 2528

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 249

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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Return To: Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: David Wiley and Nicole Wiley, 610 S. 8th Avenue, Winterset, IA 50273



1908 LIN

WARRANTY DEED

For the consideration of \$70,000.00 Dollar(s) and other valuable consideration, Carolyn S. McCormick and Richard A. McCormick, Wife and Husband,

do hereby Convey to Calanne Mefferd, N/K/A Calanne Fenimore

the following described real estate in Madison County, Iowa:

See 1 in Addendum

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: August 23, 2013

Carolyn S. McCormick (Grantor)

Richard A. McCormick (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 23, 2013, by Carolyn S. McCormick and Richard A. McCormick

Toni Marie Tindle, Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. A part of Lot One (1) of the subdivision of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the northeast corner of said Lot One (1) (also being the North Quarter Corner of said section); thence along the East line of said Lot One (1) (also being the East line of aforesaid Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the centerline of 8th Avenue, City of Winterset), 37.55 feet; thence North $89^{\circ} 41'02''$ West 20 feet; thence along the West line of 8th Avenue, South $00^{\circ}18'58''$ East 89.04 feet to the Point of Beginning; thence continuing South $00^{\circ} 18' 58''$ East 90.61 feet; thence West 138.07 feet; thence North $00^{\circ}18'58''$ West 90.61 feet; thence East 138.07 feet to the Point of Beginning, containing 12,510 square feet, more or less.

This Deed is given in satisfaction of a Real Estate Contract filed October 19, 2009, in Book 2009, Page 3159 of the Recorder's Office of Madison County, Iowa.

