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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Farmers & Merchants State Bank, Attn: Tim Rethmeier, POB 29, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Anthony L. McCutchan and Jozette L. McCutchan, 506 South Pine Street, Creston, IA 50801



*\$500.00*

### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,  
Winterset Community School District

do hereby

Convey to Anthony L. McCutchan and Jozette L. McCutchan, as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
MADISON County, Iowa:

Lot Eight (8) of Nelson Acres Plat 4, an Addition to the City of Winterset, Madison County, Iowa



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.

Winterset Community School District

Dated: August 23, 2013

By [Signature]  
Jeff Nicholl, President - School Board (Grantor)

(Grantor)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

**Acknowledgment for Individuals**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

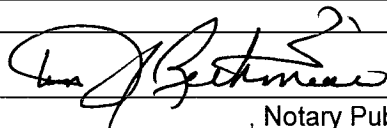
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

**Acknowledgments for Corporation or Other Entity**

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 23, 2013,  
by Jeff Nicholl  
as President  
of School Board, Winterset Community School District

  
\_\_\_\_\_, Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_, Notary Public