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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 297

INDX ✓

ANNO ✓

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, PO Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

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Taxpayer Information: (Name and complete address)

Karl P. Gakle and Justine J. Gakle, 209 S. 3rd Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, PO Box 67, Winterset, IA 50273-0067

Grantors:

Gertrude J. Weeks a/k/a June Weeks

Grantees:

Karl P. Gakle
Justine J. Gakle

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of \$80,000.00----- Dollar(s) and other valuable consideration, Gertrude June Weeks, a/k/a June Weeks, by Mark J. Brown, attorney-in-fact under Power of Attorney dated January 8, 2004, do hereby Convey to Karl P. Gakle and Justine J. Gakle, 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: The South Half (1/2) of Lot Four (4), Block Twenty-eight (28) of the Original Town of Winterset, Madison County, Iowa.



This Deed is fulfillment of the Real Estate Contract dated October 27, 2009, and filed for record with the Madison County Recorder's Office on October 29, 2009 in Record Book 2009 at Page 3238 and First Amendment to Real Estate Contract dated October 5, 2012, and filed for record with the Madison County Recorder's Office on October 8, 2012 in Record Book 2012 at Page 3007.

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: September 20, 2013

Mark J. Brown

Gertrude J. Weeks a/k/a June Weeks (Grantor)
by Mark J. Brown, attorney-in-fact
under Power of Attorney, dated January 8, 2004
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on September 20, 2013, by Mark J. Brown
as Power of Attorney for Gertrude J. Weeks a/k/a June Weeks



Carla J. Vasey
, Notary Public