



Document 2013 2915

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Date 10/01/2013 Time 8:24 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$163.20

Rev Stamp# 300 DOV# 308

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Mark L. Smith

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

Return To: Shaw Real Estate, 2289 Carver Road, Winterset, IA 50273

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

Taxpayer: Matthew S. Heckman, 36432 R Avenue, Van Meter, IA 50261



WARRANTY DEED

For the consideration of -----\$102,500.00----- Dollar(s) and other valuable consideration,
Eric G. Garner, Single; and, Sheila R. Garner, Single,

do hereby

Convey to Matthew S. Heckman

the

following described real estate in Madison County, Iowa:
Lot Two (2) of Garner Subdivision, located in the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range
Twenty-seven (27) West of the 5th P.M., 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.

Dated: 9/27/13

Eric G. Garner
Eric G. Garner

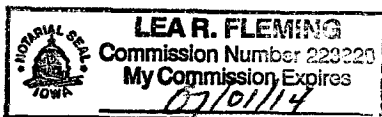
(Grantor)

Sheila R. Garner
Sheila R. Garner

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 27 day of September, 2013, by Eric G. Garner



Lear B. Fleming
Signature of Notary Public

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

Acknowledgments for Individuals

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 23 day of September, 2013, by
Sheila R. Garner



Lea R. Fleming
Signature of Notary Public