



Document 2013 3314

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Date 10/30/2013 Time 1:55 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$140.00

Rev Stamp# 332 DOV# 346

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$88,000

## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Lance J. Porter  
720 S. 8th Avenue  
Winterset, Iowa 50273

✓ **Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Louis E. McDonald  
Harriet I. McDonald

**Grantees:**

Lance J. Porter

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of Eighty-eight Thousand and no/100ths (\$88,000.00)  
Dollar(s) and other valuable consideration,  
LOUIS E. McDONALD and HARRIET I. McDONALD, husband and wife,

do hereby Convey to  
LANCE J. PORTER

the following described real estate in Madison County, Iowa:

A part of Lot Nine (9) of the Subdivision of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 29 rods and 20 1/2 links North of the Southeast Corner of said Lot Nine (9), thence South 62 feet, thence West 150 feet, thence North 62 feet, thence East 150 feet to the point of beginning.

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.

STATE OF IOWA,  
COUNTY OF MADISON

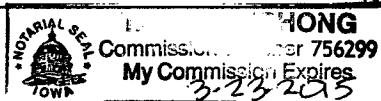
Dated: October 28, 2013

This instrument was acknowledged before  
me on October 28, 2013 by  
Louis E. McDonald and Harriet I. McDonald

Louis E. McDonald  
Louis E. McDonald (Grantor)

Harriet I. McDonald  
Harriet I. McDonald (Grantor)

Sammy Bushong  
Notary Public



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

\_\_\_\_\_  
(Grantor)  
  
\_\_\_\_\_  
(Grantor)