



Document 2014 4

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Rec Amt \$12.00 Aud Amt \$5.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer information: (Name, address and phone number)

James T. Blazek, Blazek & Gregg, PC, LLO, 11580 West Dodge Road, Omaha, NE 68154, Phone: (402) 496-3432

Taxpayer information: (Name and complete address)

Robert J. & Debra D. Murphy, 2329 U.S. Hwy. 169, Mount Ayr, Iowa 50854

Return Document To: (Name and complete address)

James T. Blazek, Attorney, 11580 W. Dodge Road, Omaha, NE 68154

Grantors:

Robert J. Murphy
Debra D. Murphy

Grantees:

Robert J. Murphy, Trustee
Debra D. Murphy, Trustee

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Robert J. Murphy and Debra D. Murphy, husband and wife

Robert J. Murphy and Debra D. Murphy, Trustees of the Robert J. Murphy and Debra D. Murphy
Living Trust, dated 2/21/2012, and any amendments thereto do hereby Convey to
the following described real estate in Madison County, Iowa:

The West 3/4 of Lot 13, Helen McCall Huntoon Addition, Plat No. 3 to the City of Winterset, Madison County, Iowa, which is also described as beginning at the Northwest Corner of said Lot 13; thence South 00 deg. 00'00" 242.07 feet to the Southwest Corner of said Lot 13; thence South 89 deg. 20'30" East, 157.13 feet along the South line of said Lot 13; thence North 00 deg. 00'00", 254.91 feet to the North line of said Lot 13; thence South 85 deg. 59'00" West, 157.51 feet to the point of beginning.

This deed is exempt according to Iowa Code 428A.2(15 & 22).

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: 12-26-13

Robert J. Murphy
Robert J. Murphy (Grantor)

Debra D. Murphy
Debra D. Murphy (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF RINGGOLD
This instrument was acknowledged before me on December 26, 2013, by Robert J. Murphy and Debra D. Murphy



Hannah Covington, Notary Public