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Date 1/15/2014 Time 3:01 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$148.80

Rev Stamp# 26 DOV# 29

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$93,250

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Tiffany N. Roberts, 703 N 3Rd Ave, Winterset, IA 50273

Mail tax statements to:

Tiffany N. Roberts, 703 N 3Rd Ave, Winterset, IA 50273

Order No.: MES-49721/BS

WARRANTY DEED

Legal: **Lot Five (5) in Block Eighteen (18) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jeanette A. Oakes, a single person**, does hereby convey unto **Tiffany N. Roberts, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Jeanette A. Oakes
Jeanette A. Oakes

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on Jan 8th 2014 by Jeanette A. Oakes, a single person.

Kim Harris
Notary Public in and for said State, 2014

 KIM HARRIS Commission Number 734655 My Commission Expires <u>Jan 15, 2014</u>
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