



Document 2014 736

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Date 4/02/2014 Time 10:34 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$42.40

Rev Stamp# 95 DOV# 104

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Collin M. Davison, Heiny, McManigal, Duffy, Stambaugh & Anderson, PLC, 11 Fourth Street, N.E., P.O. Box 1567, Mason City, Iowa 50402-1567, Telephone 641-423-5154, Fax 641-423-5310; Email: cdavison@heinyllaw.com

Send Tax

Statements to: Marathon Ventures, LLC, P.O. Box 382, Mason City, Iowa 50401

Return Document to: Collin M. Davison, Heiny, McManigal, Duffy, Stambaugh & Anderson, PLC, 11 Fourth Street, N.E., P.O. Box 1567, Mason City, Iowa 50402-1567, Telephone 641-423-5154, Fax 641-423-5310; Email: cdavison@heinyllaw.com

\$27,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,

Michael Ghioto, a single person,

does hereby Convey to

Marathon Ventures, L.L.C.

the following described real estate in Madison County, Iowa:

LOT SEVEN (7) IN BLOCK ONE (1) IN GAFF & BEVINGTON'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA,

(locally described as 541 E. Court Ave., Winterset, Iowa 50273; Parcel No. 820002101070000)

Grantor does hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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. 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, feminine or neuter gender, according to the context.

Log MS

03/21/14

Dated: _____

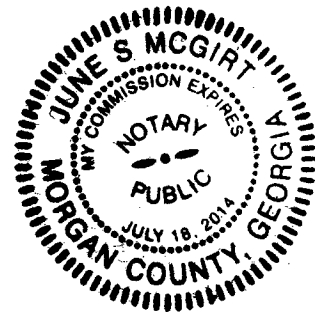
Michael Ghioto

STATE OF *Georgia*, *Morgan* COUNTY, ss:

On this *21* day of *March*, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael Ghioto, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

June S. McGirt
Notary Public in and for said State

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MG