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Rev Transfer Tax \$148.80 Rev Stamp# 119 DOV# 126 INDX ANNO SCAN

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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address) Mary Jane Roberts, 711 N. 15th Avenue, Winterset, Iowa 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Donald Ward Carol Ward **Grantees:**

Mary Jane Roberts

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

| For the consideration of Ninety Three Thousand Five Donald Ward and Carol Ward, Husband and Wife, | <u>Hundred</u> Dollar(s) and other valuable consideration, |
|--|---|
| Mary Jane Roberts, | do hereby Convey to |
| iviary same Roberts, | the |
| following described real estate in MADIS The North 73 feet and 5 inches of the East Half (E ½) Town of Winterset, Madison County, Iowa. | |
| Grantors do Hereby Covenant with grantees, and sestate by title in fee simple; that they have good and lawful real estate is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free all liens and encumbrances of the state is free and clear of all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the state is free all liens and encumbrances of the sta | authority to sell and Convey the real estate; that the except as may be above stated; and grantors |
| Covenant to Warrant and Defend the real estate against the stated. Each of the undersigned hereby relinquishes all right to the real estate. Words and phrases herein, including act singular or plural number, and as masculine or feminine ge | hts of dower, homestead and distributive share in and knowledgment hereof, shall be construed as in the |
| a mole Was | Dated: April 12, 2014 |
| Donald Ward (Grantor) | Carol Ward (Grantor) |
| (Grantor) | (Grantor) |
| STATE OF IOWA , COUNTY OF This instrument was acknowledged before me on April and Carol Ward | <u>MADISON</u> |
| 214/ TONE MADE TINDE | Jone marie Pindle |

, Notary Public