



Document 2014 1043

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Rev Transfer Tax \$296.00
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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1312ESP)

$\frac{1}{2}$ e ✓ Return To: Sharon L. Rosenberg, 1183 Vintage Avenue, Cumming, Iowa 50061

Taxpayer Information: Sharon L. Rosenberg, 1183 Vintage Avenue, Cumming, Iowa 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **George W. McAninch, a single person**, does hereby Convey to **Sharon L. Rosenberg, a single person**, the following described real estate in Madison County, Iowa:

,Lot Fourteen (14) of Hy-View Subdivision, said subdivision being located in the South Half (1/2) of the Southwest Quarter (1/4), in the South Half (1/2) of the Southeast Quarter (1/4), and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4), all in Section Ten (10); and also located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15); ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

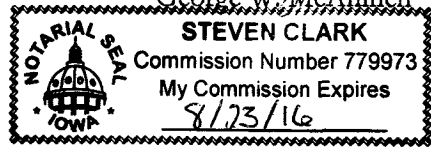
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 4/21/14

George W. McAninch
George W. McAninch

STATE OF Iowa)
) ss:
COUNTY OF Polk)



On this 21 day of April, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared George W. McAninch, a single person, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Steve Clark
Notary Public in and for said State