



Document 2014 1795

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Date 7/24/2014 Time 12:46 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$116.00
Rev Stamp# 242 DOV# 251

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Homefront Real Estate, 67 Jefferson, Winterset, IA 50273 468-0409

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: William and Debra Wignall, 723 N. 9th Street, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$72,800.00----- Dollar(s) and other valuable consideration,
Randall E. Stephens, Single

do hereby
Convey to William Wignall and Debra Wignall,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

Lot Twenty-five (25) and the North Half (N 1/2) of the West 62 feet of the vacated alley, in Block Four
(4) of Danforth's Second addition to Winterset, Madison County, Iowa.

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: July 22, 2014

Randall E. Stephens
Randall E. Stephens (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me this 22nd day of July, 2014, by
Randall E. Stephens



Vicki J Roberts
Signature of Notary Public