



Document 2014 1805

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Date 7/25/2014 Time 1:08 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$237.60
Rev Stamp# 244 DOV# 253

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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:

Patrick Daniel Banks and Angel I. Banks, 500 W Fremont St, Winterset, IA 50273

Mail tax statements to:

Patrick Daniel Banks and Angel I. Banks, 500 W Fremont St, Winterset, IA 50273

Order No.: MES-53078/BS

\$149,000

WARRANTY DEED

Legal: A part of Lot 3 of Wilson's Four Acre Lot in the City of Winterset, Madison County, Iowa, as shown by the Plat and Survey thereof recorded in Town Lot Deed Record 4, Page 458, of the records of the Office of the Recorder of Madison County, Iowa, described as follows: Commencing 25 rods and 7 1/4 links West and 12 rods North of the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and running thence North 13 rods and 7 3/4 links, thence East 8 rods, thence South 13 rods and 7 3/4 links, thence West 8 rods to the place of beginning.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Dean E. Day and Jane A. Day, husband and wife, do hereby convey unto Patrick Daniel Banks and Angel I. Banks, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

1/2

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

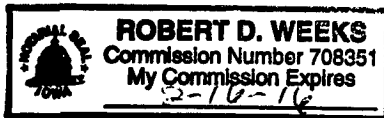
Dean E. Day
Dean E. Day

Jane A. Day
Jane A. Day

STATE OF Florida)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on July 23 2014 by Dean E. Day and Jane A. Day, husband and wife.



[Signature]
Notary Public in and for said State