



Document 2014 1898

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Date 8/01/2014 Time 1:39 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$516.80

Rev Stamp# 263 DOV# 275

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Omm 2281

\$323,480

Preparer Information: (name, address and phone number)

D. Mark Marcouiller, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266, Phone:
(515) 283-1801

1/5

Taxpayer Information: (name and complete address)

James D. Elliott, 603 West Green Street, Winterset, IA 50273

Return Document To: (name and complete address)

James D. Elliott, 603 West Green Street, Winterset, IA 50273

Grantors:

William and Peggy Keul, LLC a/k/a William & Peggy Keul, LLC

Grantees:

James D. Elliott

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

D. Mark Marcouiller

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, William and Peggy Keul, LLC a/k/a William & Peggy Keul, LLC do hereby Convey to James D. Elliott, a married person, the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East 18.50 feet of Lot Seven (7) of Block Twelve (12), in West Addition to the City of Winterset, Madison County, Iowa.



This deed is executed in accordance with the Statement of Authority on file in the office of the Iowa Secretary of State filed April 23, 2012, and filed for record in the office of the Madison County Recorder on April 23, 2012, in Book 2012 at Page 1158.

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.

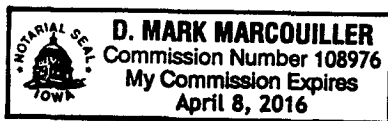
Dated this 30th day of July, 2014

William and Peggy Keul, LLC a/k/a
William & Peggy Keul, LLC

By: William J. Keul
William J. Keul, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me this 30th day of July, 2014, by William J. Keul, Manager of William and Peggy Keul, LLC a/k/a William & Peggy Keul, LLC.



[Signature]
Notary Public in and for the State of Iowa