



Document 2014 1957

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Date 8/07/2014 Time 2:15 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$486.40

Rev Stamp# 272 DOV# 284

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

✓ JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4612

Return to:

Barry J. Hartman, 2267 Terrace Avenue, Winterset, IA 50273

Mail tax statements to:

Barry J. Hartman, 2267 Terrace Avenue, Winterset, IA 50273

Order No.: MES-52192/KH

\$304,500

WARRANTY DEED

1
2

Legal: **The North Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

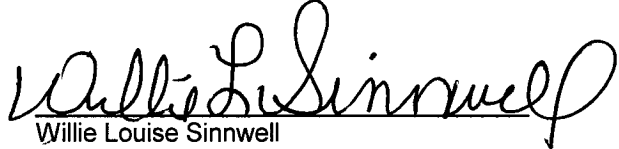


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Willie Louise Sinnwell, a single person**, does hereby convey unto **Barry J. Hartman and Erik W. Komers, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

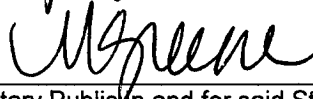

Willie Louise Sinnwell

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on August 15 2014 by Willie Louise Sinnwell, a single person.





Notary Public in and for said State