Document 2014 2200

Book 2014 Page 2200 Type 03 001 Pages 2 Date 9/03/2014 Time 1:39 PM Rec Amt \$12:00 Aud Amt \$5.00 Rev Transfer Tax \$298.40 Rev Stamp# 311 D0V# 329

**√** I NDX **ANNO** SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

# 187,000.99

This instrument prepared by:

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

Return to:

Christopher L. Roberts, 602 W Hutchings St, Winterset, IA 50273

Mail tax statements to:

Christopher L. Roberts, 602 W Hutchings St, Winterset, IA 50273

Phone No.: (515)453-4637

Order No.: MES-53846/BS

## WARRANTY DEED

Legal: Lots 1 and 2 of Shaw's Addition to the Town of Winterset, Madison County, lowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Kevan B. Wiggins and Tamara L. Wiggins, husband and wife, do hereby convey unto Christopher L. Roberts, a single person and Mariah L. McDonald, a single person, 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

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.

STATE OF Jowa ) SS:

Notary Public in and for said State

