



Document 2014 2298

Book 2014 Page 2298 Type 03 001 Pages 1
Date 9/15/2014 Time 2:25 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$191.20
Rev Stamp# 324 DOV# 344

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION
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

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

Taxpayer: Elton and Cinda Root, 816 East Washington, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$120,000.00----- Dollar(s) and other valuable consideration,
Joshua A. Smith and Sara L. Smith, Husband and Wife,

do hereby
Convey to Elton Root and Cinda Root,

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

Lot Two (2) in Block Fifteen (15) of Loughridge & Cassiday's Addition to the Town of 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: 9/9/14

Joshua A. Smith

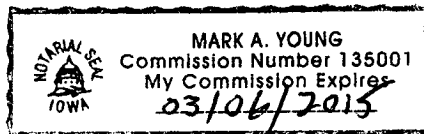
Joshua A. Smith (Grantor)

Sara L. Smith

Sara L. Smith (Grantor)

STATE OF IOWA, COUNTY OF LEWIS & CLARK

This record was acknowledged before me this 9th day of September, 2014, by
Joshua A. Smith and Sara L. Smith



Mark A. Young
Signature of Notary Public