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Date 9/22/2014 Time 10:26 AM  
Rec Amt \$12.00 Aud Amt \$5.00

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DOV# 354

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2008  
Jerrold B. Oliver  
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Union State Bank, POB 110, Winterset, IA 50273  
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Rusty E. and Tania C. Ford, 502 N. 9th Street, Winterset, IA 50273



\$500.00

### WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,  
Winterset Community School District

do hereby  
Convey to Rusty E. Ford and Tania C. Ford,

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

Lot Seven (7) of Nelson Acres Plat 4, an Addition to the City 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: Sept 19, 2014

Jeff Nichol, President - WCSD (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF Iowa COUNTY OF Madison  
This record was acknowledged before me this 15 day of September, 2014, by



Signature of Notary Public

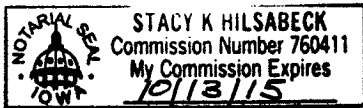
STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS**

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me this 15 day of September, 2014  
by Jeff Nicholl  
as President  
of School Board, Winterset Community School District

*Stacy K Hilsabeck*  
Signature of Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public