



Document 2014 2485

Book 2014 Page 2485 Type 03 001 Pages 2
Date 10/02/2014 Time 1:25 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$735.20
Rev Stamp# 349 DOV# 371

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

MOK6389

\$460,000.00

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

Taxpayer Information: Mark and Deborah Morgan -2910 Quail Ridge Trail, Winterset, IA
50273

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors: Lucas H. Wilson
Tracy Ann Rhoads
f/k/a Tracy Ann Rhoads-Wilson

Grantees: Mark Morgan
Deborah Morgan

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Lucas H. Wilson and Tracy Ann Rhoads f/k/a Tracy Ann Rhoads-Wilson, both single persons, do hereby convey to Mark Morgan and Deborah Morgan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:


Parcel "F" being a tract of land that includes part of Parcel "B" and part of Parcel "C"; located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 40.04 acres, as shown in Plat of Survey filed in Book 2007, page 4505 on December 21, 2007 in the Office of the Recorder of Madison County, Iowa.

Property Address: 2910 Quail Ridge Trail, Winterset, IA 50273

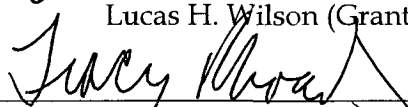
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: September 30, 2014



Lucas H. Wilson (Grantor)



Tracy Ann Rhoads (Grantor)

STATE OF Iowa, Dallas COUNTY, ss:

On this 30 day of September, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Lucas H. Wilson and Tracy Ann Rhoads, both single persons, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said State

