



Document 2014 2505

Book 2014 Page 2505 Type 03 001 Pages 1  
Date 10/06/2014 Time 9:58 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$218.40  
Rev Stamp# 353 DOV# 375

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

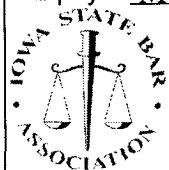
Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273

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

Taxpayer: Melinda Rae Horn, 2743 Homestead Avenue, Winterset, IA 50273



### WARRANTY DEED

For the consideration of -----\$137,000.00----- Dollar(s) and other valuable consideration,  
Lois M. Groth, Single

do hereby

Convey to Suzanne Renee Wagner and Melinda Rae Horn,

the

following described real estate in MADISON County, Iowa:

Lot One (1) in Block Twenty-seven (27) of the Original 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: 10/2/14

*Lois M Groth*

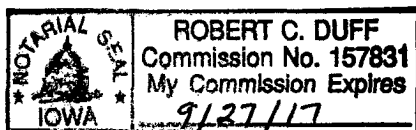
Lois M. Groth

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 2<sup>ND</sup> day of Oct, 2014, by Lois M. Groth



*Robert C Duff*  
Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)