



Document 2014 2662

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Date 10/24/2014 Time 8:12 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 373

✓ INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$80,000

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Nathan A. Russell, 335 NE Cardinal Lane, Waukee, IA 50263, Phone: (515) 224-9595

Taxpayer Information: (Name and complete address)

Danielle R. Mitchell, 302 S. 4th Avenue, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Danielle R. Mitchell, 302 S. 4th Avenue, Winterset, IA 50273

Grantors:

Avis Marie Hays

Grantees:

Danielle R. Mitchell

Legal description: See Page 2

Document or instrument number of previously recorded documents:

\$80,000

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Nathan A. Russell

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Avis Marie Hays, a single individual
do hereby Convey to Danielle R. Mitchell, a single individual.
_____ the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lot One (1) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa.

(known locally as 302 4th Avenue South, Winterset, IA 50273)

This deed is given and accepted in complete fulfillment of the contract of the sale of the above described property dated February 15, 2008, and recorded on February 19, 2008, in book 2008 at page 535, in the office of the Recorder of Madison County, Iowa. Notwithstanding any express or implied warranties contained herein, Grantor herein makes no express or implied warranties as to the title subsequent to the date of the above contract.

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: 10-22-2014

Avis Marie Hays

Avis Marie Hays, a single individual (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF MADISON

This record was acknowledged before me this 22 day of October, 2014, by Avis Marie Hays, a single individual.



Donna J Jackson
Signature of Notary Public