Document 2014 2702

Book 2014 Page 2702 Type 03 001 Pages 2
Date 10/30/2014 Time 11:56 AM
Rec Amt $12.00 Aud Amt $5.00   INDX ✔
Rev Transfer Tax $87.20   ANNO
Rev Stamp# 380 DOV# 406   SCAN

LISA SMITH, COUNTY RECORDER   CHEK
MADISON COUNTY IOWA

This instrument prepared by:
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700   Phone No.: (515)453-4612
Return to:
Jerald German and Peggy German, 321 W Filmore Street, Winterset, IA 50273
Mail tax statements to:
Jerald German and Peggy German, 321 W Filmore Street, Winterset, IA 50273   Order No.: MES-54977/KH
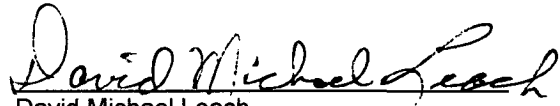
$55,000

WARRANTY DEED

Legal: **Lot Five (5) and the West Twelve (12) Feet of Lot Six (6) in Block Seven (7) of Pitzer
& Knight's Addition to the Town of Winterset, Madison County, Iowa.**

For the consideration of One Dollar ($1.00) and other good valuable consideration,
receipt of which is hereby acknowledged, **David Michael Leach, a single person**, does hereby
convey unto **Jerald German and Peggy German, husband and wife, as Joint Tenants with
full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

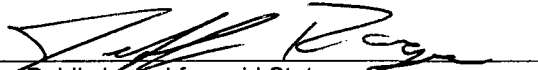## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

David Michael Leach
David Michael Leach

STATE OF __Iowa__)
) SS:
COUNTY OF __Madison__)

This instrument was acknowledged before me on __Oct. 21st__ 20 _14_ by David Michael Leach, a single person.

_____
Notary Public in and for said State

JEFF ROGERS
Commission Number 735750
My Commission Expires
7-25-17

Warranty Deed - Page 2
ABENDROTH & RUSSELL, P.C.