



Document 2014 3140

BK: 2014 PG: 3140 Type 03 001 Pages 2

Recorded: 12/15/2014 at 1:38:48.0 PM

Fee Amount: \$17.00

Revenue Tax: \$35.20

Rev Stamp# 442 DOV# 475

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$22,500.00

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

JOSEPH'S PROPERTIES, LLC, 8120 Wellington Boulevard, Johnston, Iowa 50131

File #RESC / EC (rfb)

WARRANTY DEED

Legal: Lot One (1) in Block One (1) of DANFORTH'S SECOND ADDITION to
the Town of Winterset, Madison County, Iowa

Address: 721 N. 6th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good valuable
consideration, receipt of which is hereby acknowledged, **West Bank** does hereby
convey the above-described real estate to **Joseph's Properties, LLC**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Grantor does hereby covenant with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that it 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

