



Document 2015 214

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Date 1/28/2015 Time 10:56 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$175.20

Rev Stamp# 18 DOV# 20

INDX

ANNO

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)453-4625

Return to:

Nathan A. Sharpnack, 521 W Hutchings St, Winterset, IA 50273

Mail tax statements to:

Nathan A. Sharpnack, 521 W Hutchings St, Winterset, IA 50273

Order No.: MES-56145/JC

\$110,000

WARRANTY DEED

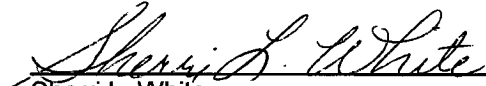
Legal: Lot Twelve (12) and the West 32 Feet of Lot Eleven (11) of M.C. Leinard's Addition to Winterset, AND a part of Lot Nine (9) of the Subdivision of part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at the Southwest corner of said Lot Twelve (12), thence West 8 Feet, thence North 204 1/2 Feet, thence East 8 Feet to the Northwest corner of said Lot Twelve (12), thence South to the point of beginning.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Sherri L. White, a single person**, does hereby convey unto **Nathan A. Sharpnack, a married person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.



Sherri L. White

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on January 9 2015 by Sherri L. White, a single person.

Notary Public in and for said State

