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Date 2/02/2015 Time 1:39 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$356.00

Rev Stamp# 24 DOV# 28

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - August 2013

Mark L. Smith

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

Return To: Homefront Real Estate, 67 Jefferson, Winterset, IA 50273

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

Taxpayer: Robert Kennedy, 1022 N. 3rd Avenue, Winterset, IA 50273



WARRANTY DEED

For the consideration of -----\$223,000.00 Dollar(s) and other valuable consideration,
Adam Hanson and Abigail Hanson, Husband and Wife,

do hereby

Convey to Robert Kennedy

the

following described real estate in Madison County, Iowa:

See 1 in Addendum

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: 2-2-15

Adam Hanson

Adam Hanson

(Grantor)

Abigail Hanson

Abigail Hanson

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 2 day of February, 2015, by Adam Hanson and Abigail Hanson



Sarah M. Cowman
Signature of Notary Public

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

Addendum

1. Lot Twelve (12) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996 on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005, and filed on July 14, 2005, in Book 2005, Page 3277 in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof that lies within Parcel "H" as shown in Plat of Survey filed in Book 2007, Page 1996 on May 15, 2007, in the Office of the Recorder of Madison County, Iowa