

Document 2015 340

Book 2015 Page 340 Type 03 001 Pages 2 Date 2/09/2015 Time 11:47 AM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20 Rev Stamp# 34 DOV# 36 INDX ANNO SCAN CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY 10WA

\$135,000.°

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Return to:

Marcie J. McCauslin, 1315 W Washington St, Winterset, IA 50273

Mail tax statements to:

Marcie J. McCauslin, 1315 W Washington St, Winterset, IA 50273

Phone No.: (515)453-4637

Order No.: MES-56399/BS

WARRANTY DEED

Legal: Lot Sixteen (16) of Honor's Second 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, **Matthew D. Weeks and Felicia F. A. Weeks, husband and wife**, do hereby convey unto **Marcie J. McCauslin, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Matthew D. Weeks

Felicia F. A. Weeks

STATE OF

COUNTY OF Mad; 500)

SS:

This instrument was acknowledged before me on

/ 15 20 / 5 by Matthew

D. Weeks and Felicia F. A. Weeks, husband and wife.

Notary Public in and for said State

