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Date 3/06/2015 Time 11:46 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 61 DOV# 67

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

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:

✓ David Caligiuri, 618 W Green St., Winterset, IA 50273

Mail tax statements to:

David Caligiuri, 618 W Green St., Winterset, IA 50273

Order No.: MES-56679/JC

\$150,000

## WARRANTY DEED

Legal: **Lot Three (3) in Block Thirteen (13) of West 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, **Marjorie L. Scholten, f/k/a Marjorie L. Stougaard, and Arthur J. Scholten, a married couple**, do hereby convey unto **David Caligiuri and Lee Bridgeford, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

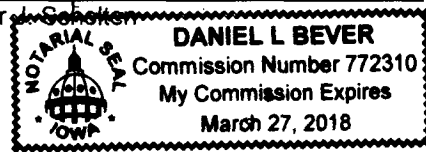
**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, 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.

Marjorie L. Scholten  
Marjorie L. Scholten

Arthur J. Scholten  
Arthur J. Scholten



STATE OF Texas )  
COUNTY OF Dallas )

SS:

This instrument was acknowledged before me on March 1 2015 by Marjorie L. Scholten, f/k/a Marjorie L. Stougard, and Arthur J. Scholten, a married couple.

Daniel Bever  
Notary Public in and for said State