



Document 2015 697

Book 2015 Page 697 Type 03 001 Pages 2  
Date 3/18/2015 Time 11:32 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$160.80  
Rev Stamp# 68 DOV# 76

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1971ESP)

Return To: Gentry L. Cox, 400 E. Filmore Street, Winterset, Iowa 50273

Taxpayer Information: Gentry L. Cox, 400 E. Filmore Street, Winterset, Iowa 50273

\$101,000

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ted Widger, a single person**, does hereby Convey to **Gentry L. Cox, a single person**, the following described real estate in Polk County, Iowa:

**Lot Four (4) of Depot Addition to the Original Town Plat of the town of Winterset, Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.

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: 2-6-15

Ted Widger  
Ted Widger

STATE OF Iowa  
COUNTY OF Madison ss:

On this 6 day of February, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared Ted Widger, a single person, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Betsy Haas-Reneck  
Notary Public in and for said State

**BETSY HAAS-RENECK**  
Notarial Seal - IOWA  
Commission No. 165434  
My Commission Expires June 17, 2017