



Document 2015 761

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$147.20
Rev Stamp# 76 DOV# 85

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Jane E. Rosien, ICIS# AT0006681

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

Return To: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Justin Edwards, 706 N. 1st Avenue, Winterset, IA 50273



WARRANTY DEED

For the consideration of \$92,500.00-----Dollar(s) and other valuable consideration,
Jennifer P. Hannon a/k/a Jennifer Paige Hannon, a Single Person,

do hereby

Convey to Justin Edwards,

the

following described real estate in MADISON County, Iowa:
Commencing at a point 66 feet North of the Southeast corner of Block Nineteen (19) of Pitzer and Knight's
Addition to the City of Winterset, Madison County, Iowa, running thence North 66 feet, thence West 132 feet,
thence South 66 feet, thence East 132 feet to the place of beginning.



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: March 23, 2015

Jennifer P. Hannon

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 23 day of March, 2015, by Jennifer P. Hannon

Signature of Notary Public



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