



Document 2015 795

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Date 3/30/2015 Time 11:11 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$160.80
Rev Stamp# 81 DOV# 89

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Jerrold B. Oliver

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

Return To: Melissa Dickhaut, 323 East Jefferson Street, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Melissa Dickhaut, 323 East Jefferson Street, Winterset, IA 50273

CLS10760



WARRANTY DEED

For the consideration of \$101,000.00 Dollar(s) and other valuable consideration,
Timothy Nguyen and Leann Nguyen, Husband and Wife

do hereby

Convey to Melissa Dickhaut

the

following described real estate in Madison County, Iowa:
Lot Eight (8) in Block Fourteen (14) of the Original Town of Winterset, Madison County, Iowa.

1
2



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: 3/26/15

Timothy Nguyen (Grantor)

Leann Nguyen (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 26 day of March, 2015, by Timothy Nguyen and Leann Nguyen

ZORICA ILIC BURCH
Commission Number 710970
My Commission Expires 6/28/19

[Signature]
Signature of Notary Public

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