



Document 2015 990

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Date 4/20/2015 Time 10:25 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 99 DOV# 110

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

\$125,000.00

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

$\frac{1}{2}$

Taxpayer Information: (Name and complete address)

Mark A. Christensen

620 W. Court

Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Ruth Hart

Grantees:

Mark A. Christensen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$125,000.00 and no/100ths----- Dollar(s) and other valuable consideration,
RUTH HART, a single person,
do hereby Convey to MARK A. CHRISTENSEN
the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Fifteen (15) of West Addition to the Town of Winterset, Madison County, Iowa.



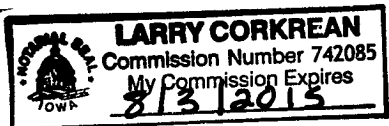
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: April 16, 2015

(Grantor) Ruth Hart
Ruth Hart (Grantor)

(Grantor) _____
(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 16 day of April, 2015, by Ruth Hart



Larry Corkrean
Signature of Notary Public