



Document 2015 1080

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Date 4/28/2015 Time 12:48 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$272.80  
Rev Stamp# 111 DOV# 123

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

~~\$~~171,000.00

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4618

Return to:

Emily C. Brady, 907 Washington St W, Winterset, IA 50273

FID 11590

Mail tax statements to:

Emily C. Brady, 907 Washington St W, Winterset, IA 50273

Order No.: MES-57877/BL

$\frac{1}{2}$

## WARRANTY DEED

Legal: **Lot Five (5) of Schwanebeck Addition to the City of Winterset, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Steven H. Reed and Marla J. Reed, husband and wife**, do hereby convey unto **Emily C. Brady, a single person, and Morgan P. Manley, a single person, 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.

*Steven H. Reed*

Steven H. Reed

*Marla J. Reed*

Marla J. Reed

STATE OF Iowa )

COUNTY OF Madiison )

SS:

This instrument was acknowledged before me on 23 April 2015<sup>th</sup> by Steven H. Reed and Marla J. Reed, husband and wife.

*Michele Thomson*

Notary Public in and for said State

