



Document 2015 1477

Book 2015 Page 1477 Type 03 001 Pages 1
Date 5/28/2015 Time 1:41:15PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$128.80
Rev Stamp# 150

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Matthew M. Hurn

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

Return To: Craig S. Thomas 409 W. Jefferson Street, WINTERSET, IA 50273

Preparer: Matthew M. Hurn, 4201 Westown Pkwy, Ste. 250, West Des Moines, IA 50266, Phone: (515) 283-1801

Taxpayer: Craig S. Thomas 409 W. Jefferson Street, WINTERSET, IA 50273

\$81,000

WF 11893



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Larry W. Fisher and Sandra Fisher, husband and wife

do hereby

Convey to Craig S. Thomas and Sharon M. Thomas, husband and wife as joint tenants with full rights of survivorship and not as tenants in common the

following described real estate in _____ County, Iowa:
Lot Seven (7) and the East Half (1/2) of Lot Six (6) in Block Two (2) of West Addition to the Town of Winterset, Madison County, Iowa.



*This deed given in full and complete satisfaction of one certain contract dated January 24, 2015 and filed February 2, 2015 in Book 2015 at Page 265 and re-filed February 27, 2015 in Book 2015 at Page 519

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: 05/27/2015

Larry W. Fisher
Larry W. Fisher (Grantor)

Sandra Fisher
Sandra Fisher (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 22 day of May, 2015, by Larry W. Fisher and Sandra Fisher, husband and wife



Stephanie K. Gerleman
Signature of Notary Public

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