



Document 2015 1800

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Date 6/30/2015 Time 11:23:52AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$244.00  
Rev Stamp# 194 DOV# 207

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273  
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Michael V. Durby, 921 East Washington, Winterset, IA 50273

*ELT 14095*



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$153,000.00---- Dollar(s) and other valuable consideration,  
Emiliano E. Fusco-Gris and Nicole C. Fusco, husband and wife,

do hereby

Convey to Michael V. Durby, MARRIED

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
MADISON County, Iowa:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Out Lot Four (4) of Loughridge & Cassiday's 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: 6/22/15

Emiliano E. Fusco-Gris  
Emiliano E. Fusco-Gris (Grantor)

Nicole C. Fusco  
Nicole c. Fusco (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 22nd day of June, 2015, by  
Emiliano E. Fusco-Gris and Nicole C. Fusco

Shawn Nigg  
Signature of Notary Public

