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Book 2015 Page 1960 Type 03 001 Pages 2

Date 7/14/2015 Time 2:56:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$535.20

Rev Stamp# 216 DOV# 231

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

WARRANTY DEED

Recorder's Cover Sheet

\$335,000

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

$\frac{1}{3}$

Taxpayer Information: Doug Hinrichs and Jodi Hinrichs, 2306 N. John Wayne Drive,
Winterset, IA 50273

✓ Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:
Gary Williams

Grantees:
Doug Hinrichs
Jodi Hinrichs

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Gary Williams, a single person, does hereby convey to Doug Hinrichs and Jodi Hinrichs, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A parcel of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.828 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 240 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.



Property Address: 2306 N. John Wayne Drive, Winterset, IA 50273

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: 7/10/15

Gary Williams
Gary Williams (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

This record was acknowledged before me on this 10 day of July, 2015, the undersigned, by Gary Williams, a single person.

Sherril Wiegel
Notary Public in and for said State

