



Document 2015 2138

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Date 7/29/2015 Time 2:33:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$356.00

Rev Stamp# 243 DOV# 256

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: (515)453-5724

Return to:

Todd Mapes, 2425 Millstream Ave, Winterset, IA 50273

Mail tax statements to:

Todd Mapes, 2425 Millstream Ave, Winterset, IA 50273

Order No.: MES-59197/CC

$\frac{1}{2}$

\$223,000

WARRANTY DEED

Legal: Lot Six (6) of Millstream Country Estates, a Subdivision in the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Matt J. Castor and Jennifer Castor, husband and wife**, does hereby convey unto **Todd Mapes, a single person**, the above-described real estate.

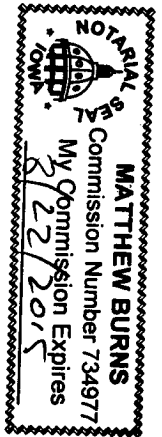
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.



Matthew Castor
Matt J. Castor
Jennifer Castor
Jennifer Castor



STATE OF IOWA)
COUNTY OF MADISON)

SS:

This instrument was acknowledged before me on July 22nd & 27th 2015 by Matt J. Castor and Jennifer Castor, husband and wife.

M B
Notary Public in and for said State