



Document 2015 2119

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Fee Amount: \$17.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Rose M. Deo
2222 Adair-Madison Avenue
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ginger K. Capps

Grantees:

Rose M. Deo Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
GINGER K. CAPPS and JEFFREY A. CAPPS, wife and husband,

do hereby Convey to
Rose M. Deo as Trustee of the ROSE M. DEO TRUST dated January 4, 2006

the following described real estate in Madison County, Iowa:

Parcel "B" located in Block 10 and Block 15, including streets and alleys, in the Town of Webster, Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2006, Page 3804 on September 15, 2006, in the Office of the Recorder of Madison County, Iowa.

This conveyance also includes all right, title and interest of the Grantor in and to the easement for ingress and egress retained by the Grantee in that one certain quit claim deed recorded in Book 2006, Page 4281, in the Office of the Recorder of Madison County, Iowa.

This is a transfer from child to parent for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11) and (21), Code of 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.

STATE OF IOWA
COUNTY OF MADISON

Dated: 7/28/, 2015

This instrument was acknowledged before
me on July 28, 2015 by
Ginger K. Capps and Jeffrey A. Capps

Ginger K. Capps
Ginger K. Capps (Grantor)

Jeffrey A. Capps
Jeffrey A. Capps (Grantor)

Tami Rice
Notary Public



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

(Grantor)

(Grantor)