



Document 2015 2158

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Date 7/31/2015 Time 11:08:23AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$141.60

Rev Stamp# 246 DOV# 260

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

✓**Return To:** Marianne Fons, 216 W. Jefferson Street, Winterset, IA 50273
Preparer: Jonathan Kramer, 317 6th Avenue, Suite 1200, Des Moines, IA 50309, (515) 288-6041
Taxpayer: Marianne Fons, 216 W. Jefferson Street, Winterset, IA 50273
\$89,000

WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty-nine Thousand and 00/100 Dollar(s) and other valuable consideration, Danny J. Garner, a single person, by and through his General Power of Attorney, Teena D. Brightwell, do hereby Convey to Marianne Fons, Trustee of the Marianne Fons Revocable Trust, the following described real estate in Madison County, Iowa:

The North one-half of the South two-thirds of Lot 3 in Block 17 of the Original town of Winterset, Madison County, Iowa, except the East 12 feet in width thereof for alley purposes.

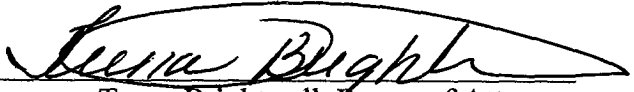


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

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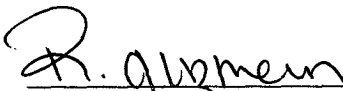
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 28, 2015


Teena Brightwell, Power of Attorney
For Danny J. Garner (Grantor)

STATE OF WASHINGTON, COUNTY OF YAKIMA:

This record was acknowledged before me this 28th day of July, 2015, by Teena Brightwell, who acknowledged before me that she had authority to do so, pursuant to that certain power of attorney granted by Danny J. Garner on January 6, 2014, and that such power of attorney has not been revoked.


Signature of Notary Public

Notary Public
State of Washington
Rocio Guzman
Commission Expires 09-12-15