



Document 2015 2196

Book 2015 Page 2196 Type 03 001 Pages 2
Date 8/04/2015 Time 9:16:49AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$183.20
Rev Stamp# 256 DOV# 270

INDX ✓
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$115,000.⁰⁰



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #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)

Wilma F. Breeding
904 N. 6th Avenue Circle
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

Grantors:

Dorothy M. McMaster

Grantees:

Wilma F. Breeding

Legal description: See Page 2

Document or instrument number of previously recorded documents:



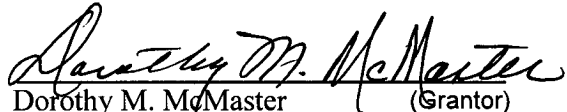
WARRANTY DEED

For the consideration of \$115,000.00 and no/100ths----- Dollar(s) and other valuable consideration,
DOROTHY M. McMASTER, a single person,
do hereby Convey to WILMA F. BREEDING,
_____ the following described real estate in Madison County, Iowa:

Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

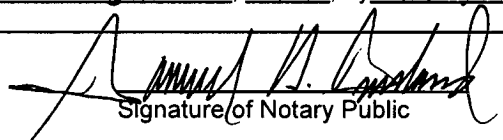
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: August 3, 2015

(Grantor) 
Dorothy M. McMaster (Grantor)

(Grantor) _____
(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 3rd day of August, 2015, by Dorothy M. McMaster


Signature of Notary Public

