



Document 2015 2302

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Date 8/13/2015 Time 11:18:30AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$124.80

Rev Stamp# 274 DOV# 289

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$18,500

## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

### Preparer Information: (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

$\frac{3}{5}$

### Taxpayer Information: (Name and complete address)

Colton Eyerly, 908 E. Benton St., Winterset, IA 50273

### Return Document To: (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

### Grantors:

Erin Lemanski a/k/a Erin Porter

### Grantees:

Colton Eyerly

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration,  
Erin Lemanski a/k/a Erin Anne Porter, a single person,  
do hereby Convey to Colton Eyerly  
the following described real estate in MADISON County, Iowa:

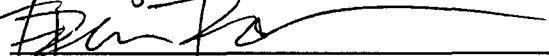
Lot Three (3) in Block One (1) of Danforth's Addition to Winterset, Madison County, Iowa



Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 12, 2015



Erin Lemanski a/k/a Erin Porter (Grantor)


\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 12 day of August, 2015, by Erin Lemanski a/k/a Erin Anne Porter, a single person

  
Signature of Notary Public

