



Document 2015 2339

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$156.00
Rev Stamp# 288 DOV# 301

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: James and Stephanie Sheppard, 614 South 7th Avenue, Winterset, IA 50273

LIN 15226



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$98,000.00----- Dollar(s) and other valuable consideration,
Nancy E. Applegate, Single

do hereby
Convey to James Joseph Sheppard and Stephanie Joy Sheppard

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

Lot Five (5) of the Subdivision of Lots Eleven (11), Twelve (12) and Thirteen (13) of Hutchings' Addition to the Town of Winterset, 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 13, 2015

Nancy E. Applegate
Nancy E. Applegate (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 13 day of August, 2015, by
Nancy E. Applegate

Larry Corkrean
Signature of Notary Public

