



Document 2015 2395

BK: 2015 PG: 2395 Type 03 001 Pages 3  
Recorded: 8/21/2015 at 10:46:34.0 AM  
Fee Amount: \$22.00  
Revenue Tax: \$440.80  
LISA SMITH RECORDER  
Madison County, Iowa

INDX  
ANNO  
SCAN  
CHEK ✓

Rev Stamp# 294 DOV# 307

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This instrument prepared by:  
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4625  
Return to:  
William Joseph Manning and Petra Manuela Manning, 2213 Holliwel Valley Ct., Winterset, IA  
50273  
Mail tax statements to:  
William Joseph Manning and Petra Manuela Manning, 2213 Holliwel Valley Ct., Winterset, IA Order No.: MES-60568/JC  
50273

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\$ 275,900

## WARRANTY DEED

Legal: **Lot 4 of Holliwel Subdivision, located in the Northeast Quarter of Section 5, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **John Scott and Lora S. Scott, a married couple**, do hereby convey unto **William Joseph Manning and Petra Manuela Manning, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

  
John C. Scott

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on 08/15 2015 by John C. Scott, Husband of Lora S. Scott.

  
Notary Public in and for said State



Lora S. Scott  
Lora S. Scott

STATE OF Idaho )  
COUNTY OF Ada ) SS:

This instrument was acknowledged before me on Aug 18 2015 by Lora S. Scott, Wife of John C. Scott

Emily A. Jenkins  
Notary Public in and for said State

Aug 17, 2021 Boise ID  
514 S Capital

