



Document 2015 2663

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Date 9/10/2015 Time 3:08:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$124.00

Rev Stamp# 337 DOV# 351

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$78,000⁰⁰



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

$\frac{1}{3}$

Taxpayer Information: (Name and complete address)

Joyce E. Howland, 203 W. Green Street, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Keith L. Templeton a/k/a Keith LeRoy Templeton

Doris Templeton a/k/a Doris Mae Templeton

Grantees:

Joyce E. Howland

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of \$78,000.00-----Dollar(s) and other valuable consideration,
Keith L. Templeton a/k/a Keith LeRoy Templeton and Doris Templeton a/k/a Doris Mae Templeton, Husband and Wife,
do hereby Convey to Joyce E. Howland,

_____ the following described real estate in Madison County, Iowa:

Lot Forty-four (44) of Honor's Acres Second 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: September 4, 2015

Virginia Diane Ashby

Keith L. Templeton a/k/a Keith LeRoy (Grantor)
Templeton by Virginia Diane Ashby, Attorney-in-Fact
under Power of Attorney dated May 8, 2014

(Grantor)

Virginia Diane Ashby

Doris Templeton a/k/a Doris Mae (Grantor)
Templeton by Virginia Diane Ashby, Attorney-in-Fact
under Power of Attorney dated May 8, 2014

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 4 day of September, 2015, by Virginia Diane Ashby as Power of Attorney for Keith L. Templeton a/k/a Keith LeRoy Templeton and Virginia Diane Ashby, as Power of Attorney for Doris Templeton a/k/a Doris Mae Templeton.



Toni Marie Tindle
Signature of Notary Public