



Document 2015 2749

Book 2015 Page 2749 Type 03 001 Pages 2

Date 9/18/2015 Time 10:04:44AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

Rev Transfer Tax \$133.60

ANNO

Rev Stamp# 350 DOV# 364

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$84,000

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

Taxpayer Information: (Name and complete address)

Brian Drake, 605 E. Buchanan, 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~~

✓ **MIDWEST COMMUNITY TITLE**
4240 44th Ave.
MOLINE, IL 61265
(309) 762-1688

Grantors:

Phillip J. Zacharias

Stacy N. Zacharias

Grantees:

Brian Drake

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of \$84,000.00 Dollar(s) and other valuable consideration,
Phillip J. Zacharias and Stacy N. Zacharias, Husband and Wife,
do hereby Convey to Brian Drake,
the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Four (4) of Danforth's Addition to the City 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, 2015

Phillip J. Zacharias
Phillip J. Zacharias (Grantor)

Stacy N. Zacharias
Stacy N. Zacharias (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 14 day of September, 2015, by Phillip J. Zacharias and Stacy N. Zacharias



Sarah M. Cowman
Signature of Notary Public