



Document 2015 2942

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Date 10/07/2015 Time 12:14:06PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$226.40
Rev Stamp# 375 DOV# 395
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Sheryl L. and Bradley G. Hayes, 610 West Summit, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$142,000.00----- Dollar(s) and other valuable consideration, Raymond L. Dawson and Jane A. Dawson, Husband and Wife,

do hereby

Convey to Sheryl L. Hayes and Bradley G. Hayes

as Joint

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

See 1 in Addendum

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.

Raymond L. Dawson
Raymond L. Dawson (Grantor)

Dated: 10-1-15
Jane A. Dawson
Jane A. Dawson (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 1 day of October, 2015, by Raymond L. Dawson and Jane A. Dawson

 JENNIFER STOVER
Commission No. 729109
My Commission Exp. 10/22/16

Jennifer Stover
Signature of Notary Public

The West Half (W ½) of the East Half (E ½) of Lot One (1) of Hutchings Addition, City of Winterset, Madison County, Iowa, EXCEPT that part thereof, containing 0.01 acres, more or less, conveyed to the State of Iowa for highway purposes on April 13, 1959, in Town Lot Deed Record 35, Page 606 in the Office of the Recorder of Madison County, Iowa; AND, the East one-fourth (E 1/4) of Lot One (1) of Hutchings Addition, City of Winterset, Madison County, Iowa; AND the North 102 feet and 4 inches of Lot Nine (9) of the Subdivision of the northeast part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, EXCEPT that part thereof conveyed to the State of Iowa for highway purposes on June 13, 1959, in Town Lot Deed Record 35, Page 634, in the Office of the Recorder of Madison County, Iowa.

