



Document 2015 3740

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Date 12/21/2015 Time 10:28:40AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$261.60

Rev Stamp# 468 DOV# 487

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Mark L. Smith, Attorney

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

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

Address Tax Statement: Bradley D. Van Horn Trust and Tamara J. Van Horn Trust, 1755 Quarry Trail, Winterset, IA 50273

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WARRANTY DEED

For the consideration of -----\$164,000.00---- Dollar(s) and other valuable consideration, Josephine M. Murphy, Single do hereby Convey to An undivided one-half interest to: Bradley D. Van Horn and Tamara J. Van Horn, Trustees of the Bradley D. Van Horn Trust, U/A dated October 31, 2008 and An undivided one-half interest to: Tamara J. Van Horn and Bradley D. Van Horn, Trustees of the Tamara J. Van Horn Trust UA dated October 31, 2008. Bradley D. Van Horn Trust and Tamara J. Van Horn Trust as tenants in common the following described real estate in MADISON County, Iowa:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 23.32 acres, as shown in Plat of Survey filed in Book 2015, Page 3255 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "A" located therein, containing 33.755 acres, as shown in Plat of Survey filed in Book 3, Page 619 on August 18, 2000, in the Office of the Recorder of 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: 12-15-15

Josephine M. Murphy
Josephine M. Murphy (Grantor)

STATE OF IOWA, COUNTY OF Medison:

This record was acknowledged before me this 15th day of December, 2015,
by Josephine M. Murphy.

Patrick F. Corkrean
Signature of Notary Public

