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Book 2016 Page 157 Type 03 001 Pages 2  
Date 1/19/2016 Time 10:26:26AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$279.20  
Rev Stamp# 21 DOV# 21

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 175,000.<sup>00</sup>

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4681

Return to:

Joyce Franklin, 209 W Montgomery St, Creston, IA 50801

Mail tax statements to:

Joyce Franklin, 209 W Montgomery St, Creston, IA 50801

Order No.: MES-63501/MD

## WARRANTY DEED

**Legal: The West 22½ feet of the East 43 Feet of Lot Four (4) in Block Twenty-four (24) of the Original Town of Winterset, Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **F+W Media, Inc., a corporation, successor in interest to New Track Media, LLC by merger dated June 25, 2014, successor in interest to Crafts Media, LLC by merger dated June 25, 2014**, does hereby convey unto **Joyce Franklin** the above-described real estate.

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

The Corporation does hereby covenant with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

F+W Media, Inc.

BY: \_\_\_\_\_

*James Ogle*  
James Ogle, Chief Financial Officer  
and Interim Chief Executive Officer

STATE OF New York )  
COUNTY OF New York )

SS:

This instrument was acknowledged before me on January 12, 2016 by James Ogle as Chief Financial Officer and Interim Chief Executive Officer of F+W Media, Inc..

*Vicky Dominguez*  
\_\_\_\_\_  
Notary Public in and for said State

