



Document 2016 998

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Date 4/20/2016 Time 10:31:53AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$139.20

Rev Stamp# 130 DOV# 135

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Jane E. Rosien, ICIS# AT0006681

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Shane Scott, 2544 260th Lane, Winterset, IA 50273



FMC 2/152

WARRANTY DEED

For the consideration of \$87,500.00 Dollar(s) and other valuable consideration,
Phyllis R. Scoles, a Single Person,

do hereby

Convey to Shane Scott,

the

following described real estate in MADISON County, Iowa:

The South Half (1/2) of Out Lot Five (5), EXCEPT the West 209 feet thereof, in Loughridge and Cassidy's 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: April 18, 2016

Phyllis R. Scoles

(Grantor)

Phyllis R. Scoles

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 18 day of April, 2016, by Phyllis R. Scoles



Toni Marie Tindle
Signature of Notary Public