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Date 7/13/2016 Time 10:34:22AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$58.40

Rev Stamp# 263 DOV# 268

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$34,950

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell Law Firm, 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Winterset Community School District, PO Box 30, Winterset, IA 50273

Mail tax statements to:

Winterset Community School District, PO Box 30, Winterset, IA 50273

Order No.: MES-67534/BS

WARRANTY DEED

Legal: **The North Half (N ½) of the South Half (S ½) of Out Lot Eight (8) except the East 132 feet thereof, in South Addition of Out Lots in Winterset, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Rachel Haldeman, a single person**, does hereby convey unto **Winterset Community School District**, the above-described real estate.



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

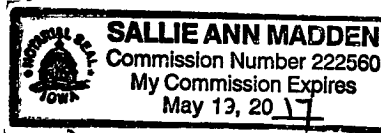
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



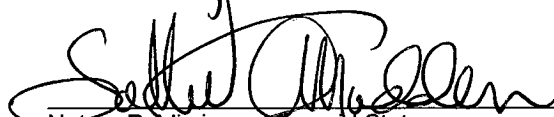
Rachel Haldeman

STATE OF Iowa)
COUNTY OF Folk)

SS:



This instrument was acknowledged before me on July 12 2016 by Rachel Haldeman, a single person.



Notary Public in and for said State