



Document 2016 2710

Book 2016 Page 2710 Type 03 001 Pages 2  
Date 9/16/2016 Time 3:23:35PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$151.20  
Rev Stamp# 357

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

1/3

©THE IOWA STATE BAR ASSOCIATION 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: Alfred R. Lenz, Sr., 2411 Millstream Avenue, Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$95,000.00----- Dollar(s) and other valuable consideration,  
Jerold L. Clyde and Sharon Clyde a/k/a Ava Sharon Clyde, Husband and Wife,  
do hereby

Convey to Alfred R. Lenz, Sr., a/k/a Alfred R. Lenz,  
the  
following described real estate in MADISON County, Iowa:  
Lot Ten (10) in Block Six (6) of West Addition to the Town of Winterset, Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract dated December 1, 2015 and filed for record with the Madison County Recorder's Office on December 3, 2015 in Book 2015 at Page 3589.

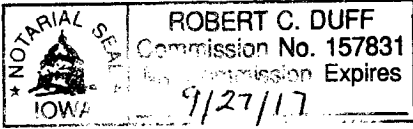
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: December 1, 2015

Jerold L. Clyde  
Jerold L. Clyde (Grantor)

Sharon Clyde  
Sharon Clyde a/k/a Ava Sharon Clyde (Grantor)  
by Jerold L. Clyde, Attorney-in-Fact under  
Power of Attorney dated June 15, 2015

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me this 1st day of December, 2015, by Jerold L. Clyde



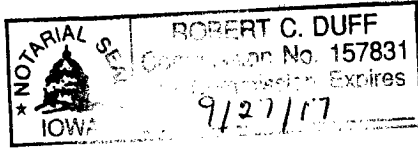
Robert C. Duff  
Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

**Acknowledgments for Individuals**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 1st day of December, 2015, by Jerold L. Clyde as Power-of-Attorney of Sharon Clyde a/k/a Ava Sharon Clyde.



Robert C. Duff  
Signature of Notary Public