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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-5724

Mail tax statements and return document to:
Daniel W. Henderson, 820 W Benton St, Winterset, IA 50273

WF46914

$\frac{2}{3}$ \$221,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Terence P. McNamara, a single person, and Sheri R. McNamara, a single person**, do hereby convey unto **Daniel W. Henderson, a single person**, the following described real estate:

Lot Twelve (12) of Corkrean & Watts Addition Plat Two (2), City of Winterset, Madison County, Iowa.



Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of the short sale closing. Grantee is further prohibited from conveying the property for a sales price greater than \$265,200.00 until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

Order No.: MES-76349/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Terence P. McNamara

Terence P. McNamara

Sheri R. McNamara

Sheri R. McNamara

STATE OF Iowa)

COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Oct 31 20 17 by Terence P. McNamara, a single person, and Sheri R. McNamara, a single person.

Cindy Stanford
Notary Public in and for said State

