



**BK: 2018 PG: 300**  
**Recorded: 1/26/2018 at 9:51:37.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$201.60**  
**LISA SMITH 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)453-4773

Mail tax statements and return document to:  
Larry P. Murphy, PO Box 912, Hartford, IA 50118

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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jerod W. Bowman and Maria Bowman, husband and wife**, do hereby convey unto **Larry P. Murphy, a single person**, the following described real estate:


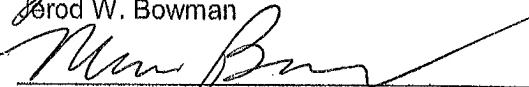
**Lot Nine (9) and the North 6 Feet of Lot Eight (8) and the South Half (1/2) of Lot Ten (10) in Shaw's Addition to Winterset, Madison County, Iowa**

Order No.: MES-77299/CO

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

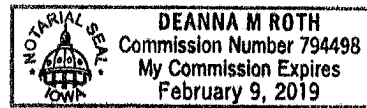
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

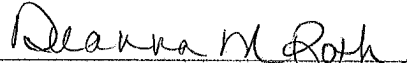
  
\_\_\_\_\_  
Jerod W. Bowman  
  
\_\_\_\_\_  
Maria Bowman

STATE OF Iowa )  
COUNTY OF Dallas )

SS:



This instrument was acknowledged before me on January 24 2018 by Jerod W. Bowman and Maria Bowman, husband and wife.

  
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Notary Public in and for said State