



Document 2018 2512

Book 2018 Page 2512 Type 03 001 Pages 4
Date 8/02/2018 Time 3:51:29PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$95.20
Rev Stamp# 320 DOV# 324
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED



Return to: Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Justin Ray Tindle, 512 West Jefferson, Winterset, IA 50273

For the consideration of -----\$60,000.00----- Dollar(s) and other valuable consideration, Ruth Maas, a/k/a Ruth Amm Vidal, a/k/a Ruth Amm Maas, Single; and, Maira Dias Mariano Maas, Single do hereby Convey to Justin Ray Tindle

----- the following described real estate in MADISON County, Iowa: Lot Seven (7) in Block One (1) in Gaff & Bevington'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 on _____

Ruth Maas

Ruth Maas (Grantor)

Maira Dias Mariano Maas (Grantor)

STATE OF CALIFORNIA, COUNTY OF _____
This record was acknowledged before me on _____, by Ruth Maas

See Attached
Acknowledgment

Signature of Notary Public



WARRANTY DEED

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Dated on _____

Ruth Maas (Grantor)

Maira Dias Mariano Maas

Maira Dias Mariano Maas (Grantor)

STATE OF CALIFORNIA, COUNTY OF _____
This record was acknowledged before me on _____, by Ruth Maas

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

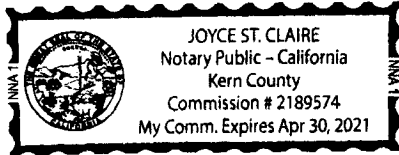
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of KERN)
On 7/25/2018 before me, Joyce St. Claire, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ruth Maas
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joyce St. Claire
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 7/25/2018
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Maira Dia, Mariano Maas
MAIRA DIAS MARIANO MAAS

STATE OF FLORIDA, COUNTY OF Osceola
This record was acknowledged before me on 7/16/2018, by Maira D. Mariano Maas



ANDRES SILVA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG207949
Expires 4/16/2022

Andres Silva
Signature of Notary Public
Andres Silva