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Date 8/02/2016 Time 11:56:09AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$208.00

Rev Stamp# 306 DOV# 311

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**WARRANTY DEED**

Return to: Madison County Realty, 65 Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Nicholas B. Anderson, 215 West North Street, Winterset, IA 50273

For the consideration of -----\$130,500.00----- Dollar(s) and other valuable consideration, Ronald James Berdine and Sharon Elaine Berdine, Husband and Wife,

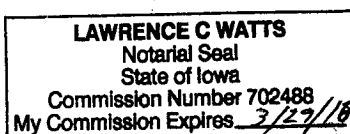
do hereby Convey to
Nicholas B. Andersonthe following described real estate in
MADISON County, Iowa: Lot Six (6) in Block Nine (9) of Pitzer & Knight's Addition to the
City of Winterset, Madison County, Iowa.

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 July 27, 2016

Ronald James Berdine
Ronald James Berdine (Grantor)

Sharon Elaine Berdine
Sharon Elaine Berdine (Grantor)

STATE OF IOWA, COUNTY OF MADISONThis record was acknowledged before me on July 27, 2016, by Ronald James Berdine and Sharon Elaine Berdine.

Lawrence C Watts
Signature of Notary Public