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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$141.60

Rev Stamp# 219 DOV# 235

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYERReturn To: Covered Bridge Realty, 104 N 1st Ave., Winterset, IA 50273Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731Taxpayer: James N. Michaels, Sr. and Holly Beth Michaels, 502 N John Wayne Dr., Winterset, IA 50273

WARRANTY DEED - JOINT TENANCY

99341N

For the consideration of \$89,000.00 Dollar(s) and other valuable consideration,
Marie Crabbs, Single

do hereby

Convey to James N. Michaels and Holly Beth Michaelsas Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:The East 21 feet of the South Half (1/2) of Lot Seven (7) and the South Half (1/2) of Lot Eight (8) in
Block Four (4) of Pitzer & Knight'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.

Marie CrabbsDated: July 17, 2012

Marie Crabbs

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISONThis instrument was acknowledged before me on July 17, 2012, by Marie CrabbsToni Marie Tindle

, Notary Public

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