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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1.084.00

Rev Stamp# 278

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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

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

Taxpayer: Timothy f. and Rebecca Porter, 2759 - 305th Street, Peru, IA 50222

**WARRANTY DEED - JOINT TENANCY**For the consideration of -----\$678,000.00----- Dollar(s) and other valuable consideration,
Esther E. Smith, Single

do hereby

Convey to Timothy F. Porter and Rebecca Porter, Husband and Wife,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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: September 12, 2012

Esther E. Smith

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 12, 2012, by Esther E. Smith

Notary Public



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

Addendum

1. The Northeast Quarter ($\frac{1}{4}$); the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) EXCEPT a tract of land commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13), thence east 320 feet, thence South 429 feet, thence West 320 feet, thence North 429 feet to the place of beginning, all in Section Thirteen (13), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

This Deed is given in fulfillment of a Real Estate Contract dated March 10, 2007, and filed for record March 19, 2007, in Book 2007, Page 1076 of the Recorder's Office of Madison County, Iowa.