



Document 2012 2995

Book 2012 Page 2995 Type 03 001 Pages 1
 Date 10/05/2012 Time 11:29 AM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$87.20
 Rev Stamp# 306 DOV# 327
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX ✓
 ANNO
 SCAN
 CHEK

©THE IOWA STATE BAR ASSOCIATION
 Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: The Grace Baptist Church of Winterset, Iowa, 703 W Green, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: The Grace Baptist Church of Winterset, Iowa, 703 W Green, Winterset, IA 50273



WARRANTY DEED

For the consideration of \$55,000.00 Dollar(s) and other valuable consideration,
James C. Eller, Single

do hereby

Convey to The Grace Baptist Church of Winterset, Iowa

the

following described real estate in Madison County, Iowa:
Lots Six (6) and Seven (7), EXCEPT the East 18.50 feet of said Lot Seven (7), all in Block Twelve
(12) of West 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: 9-28-12

James C. Eller
 James C. Eller

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 28, 2012, by James C. Eller

Tasha A. White

, Notary Public



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