



Document 2012 3764

Book 2012 Page 3764 Type 03 001 Pages 2

Date 12/12/2012 Time 8:18 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCANLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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 LAWYERReturn To: Stephanie Carter, 1111 S 9th Ave., Winterset, IA 50273Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731Taxpayer: Stephanie Carter, 1111 S 9th Ave., Winterset, IA 50273**WARRANTY DEED**For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Larry H. Utsler and Michelle J. Utsler, Husband and Wife

do hereby

Convey to Stephanie Carter

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.

Larry H. Utsler

(Grantor)

Dated: Dec 10 2012

Michelle J. Utsler

(Grantor)

STATE OF IOWA, COUNTY OF MADISONThis instrument was acknowledged before me on December 10, 2012 by Larry H. Utsler and Michelle J. Utsler

, Notary Public



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

Addendum

1. Lot Nine (9) of Nelson Acres Plat 4, an Addition to the City of Winterset, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).