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Date 1/08/2013 Time 10:46 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$291.20

Rev Stamp# 6 DOV# 7

INDX ✓

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

\$182,500

4438388LSB

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Cindy Shahan, 511 W Court Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

Cindy Shahan, 511 W Court Ave., Winterset, IA 50273

Grantors:

Lee B. Hirt

Mary Ellen Hirt

Grantees:

Cindy Shahan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$182,500.00 Dollar(s) and other valuable consideration,
Lee B. Hirt and Mary Ellen Hirt, Husband and Wife

Cindy Shahan do hereby Convey to

the
following described real estate in Madison County, Iowa:
Lot Seven (7) in Block Nine (9) of West Addition to the City of Winteret, 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: 12/28/12

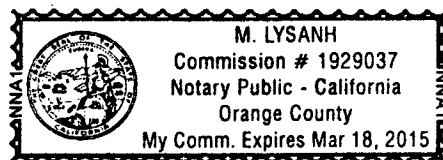
Lee B. Hirt
Lee B. Hirt (Grantor)

Mary Ellen Hirt
Mary Ellen Hirt (Grantor)

(Grantor)

(Grantor)

STATE OF CALIFORNIA, COUNTY OF Orange
This instrument was acknowledged before me on 12/28/2012, by Lee B. Hirt and Mary Ellen Hirt



M. Lysanh, Notary Public
see attached Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Orange

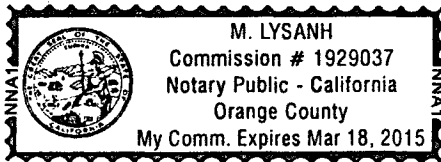
On 12/28/2012 before me, M. Lysanh, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lee B. Hirt and Mary Ellen Hirt
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: M. Lysanh

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Iowa Warranty Deed

Document Date: 12/28/2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lee B. Hirt

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: Mary Ellen Hirt

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here