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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 101 DOV# 98

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWAINDX ✓
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CHEK©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYERReturn To: Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731Taxpayer: Michael and Jennifer Rhoads, 1921 North John Wayne Drive, Winterset, IA 50273**WARRANTY DEED - JOINT TENANCY**For the consideration of -----\$185,000.00----- Dollar(s) and other valuable consideration,
Gayle E. Jacobs and Barbara Jacobs, Husband and Wife,

do hereby

Convey to Michael G. Rhoads and Jennifer L. Rhoads,as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

Lot Seven (7) of C & C Allen's 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: 4-13-13Gayle E. Jacobs

Gayle E. Jacobs (Grantor)

Barbara Jacobs

Barbara Jacobs (Grantor)

STATE OF IOWA, COUNTY OF MADISONThis instrument was acknowledged before me on 4-13-13, by Gayle E. Jacobs and Barbara JacobsToni Marie Tindle

, Notary Public



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