



Document 2013 1531

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Date 5/29/2013 Time 10:57 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 144 DOV# 144

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4612

Return to:

Robert P. Saylor and Linda K. Saylor, 901 E Madison St, Winterset, IA 50273

Mail tax statements to:

Robert P. Saylor and Linda K. Saylor, 901 E Madison St, Winterset, IA 50273

Order No.: MES-45747/AJ

\$125,000.00

WARRANTY DEED

Legal: A parcel of land being part of Lot Five (5) and Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, more particularly described as follows; Beginning at the Southeast Corner of Lot 5 of Helen McCall Huntoon Addition; Plat No. 3, of Winterset, Madison County, Iowa; thence North 82°48'12" East 22.15 feet along the North line of Madison Street; thence North 01°32'31" West 402.45 feet to the North line of Said Lot 6; thence South 88°01'40" West 4.94 feet to the Northeast Corner of said Lot 5; thence South 73°53'11" West 172.31 feet along the North line of said Lot No. 5; thence South 03°26'48" East 374.94 feet to the North line of Madison Street; thence North 82°48'12" East 137.85 feet to the Point of the Beginning containing 1.483 acres, EXCEPTING THEREFROM a parcel of land described as follows: Commencing at the Southwest Corner of Lot No. Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa; thence North 82°48'12" East 22.15 feet to the Point of Beginning; thence North 08°45'48" West 393.95 feet to the North line of Lot Five (5) of said Addition; thence North 73°53'11" East 46.05 feet to the Northeast Corner of Lot Five (5) of said Addition; thence North 88°01'40" East 4.95 feet along the North line of Lot Six (6) of said Addition; thence South 01°32'31" East 402.45 feet to the Point of Beginning containing 0.229 acres (9992.5 Square Feet)



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, John T. Reed and Helen L. Reed, husband and wife, do hereby convey unto Robert P. Saylor and Linda K. Saylor, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

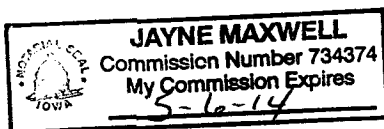
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

John T. Reed
John T. Reed
Helen L. Reed
Helen L. Reed

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on May 23 2013 by John T. Reed and Helen L. Reed, husband and wife.



Jayne Maxwell
Notary Public in and for said State