



Document 2016 3057

Book 2016 Page 3057 Type 03 001 Pages 3

Date 10/13/2016 Time 4:02:37PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 406 DOV# 406

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$50,000⁰⁰

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067 Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Frank E. Shutt and Peggy I. Shutt, 606 E. Washington Street, Winterset, IA 50273

✓ Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Alta Catherine Farr

Grantees:

Frank E. Shutt

Peggy I. Shutt

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$50,000.00-----Dollar(s) and other valuable consideration,
Alta Catherine Farr, a Single Person,

do hereby Convey to
Frank E. Shutt and Peggy I. Shutt, Husband and Wife,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in _____ Madison _____ County, Iowa:

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

This Deed is in fulfillment of the Real Estate Contract dated June 27, 1989 and filed for record on July 3, 1989
in the Madison County Recorder's Office in Book 55 at Page 160.

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: October 11, 2016

Alta Catherine Farr
Alta Catherine Farr (Grantor)

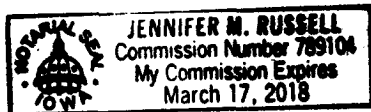
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 11 day of October, 2016, by
Alta Catherine Farr



J. M. Russell
Signature of Notary Public

EXHIBIT "A"

Lot Two (2) and the West Half (1/2) of Lot One (1) excepting therefrom that part thereof conveyed for Highway purposes, and Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Two (2) of Hornback and Bevington's Addition to Winterset, Madison County, Iowa,

and,

Commencing at the Northeast Corner of Lot Three (3) of Block Two (2) in the Hornback and Bevington Addition to the Town of Winterset, Madison County, Iowa, then South to the Southeast corner of Lot Six (6) of said block, thence East to the Southwest Corner of Lot Seven (7) of said block, thence North to the Northwest Corner of Lot Two (2) of said block, thence West to the point of beginning.