



Document 2017 1026

Book 2017 Page 1026 Type 03 001 Pages 2  
Date 3/31/2017 Time 3:37:13PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$120.80  
Rev Stamp# 125 DOV# 133

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$ 75,700

## Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John W. Fisher, 306 Audubon St., Adair, IA 50002, Phone: (641) 742-5231

$\frac{1}{2}$

**Taxpayer Information:** (Name and complete address)

Robert Murphy, Jr.  
210 W. Buchanan St.  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

Fisher, Fisher & Groetken, P.C.  
306 Audubon St., P.O. Box 158  
Adair, IA 50002

**Grantors:**

T&S Property Services, L.L.C.

**Grantees:**

Robert Murphy, Jr.  
Katie Murphy

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One and No/100----- Dollar(s) and other  
valuable consideration, T&S Property Services, L.L.C.

-----, a(n) Limited Liability Company  
organized and existing under the laws of the State of Iowa does hereby Convey to  
Robert Murphy, Jr. and Katie Murphy, 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:  
Lot Two (2) in Block Six (6) of Pitzer & Knight's Addition to the Original Town of Winterset,  
Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real  
estate by title in fee simple; that it has 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 it  
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as  
may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-  
gular or plural number, according to the context.

Dated: March 31, 2017

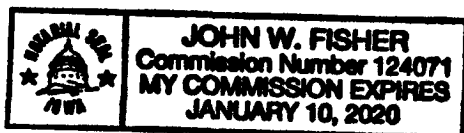
T&S Property Services, L.L.C.  
a(n) Iowa Limited Liability Company

By Susan R. Schafer, manager  
Susan R. Schafer, Manager

By \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on this March 31, 2017,  
by Susan R. Schafer  
as Manager  
of T&S Property Services, L.L.C.



John W. Fisher  
John W. Fisher, Notary Public