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Date 2/05/2018 Time 10:55:22AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$147.20 ANNO

Rev Stamp# 48 DOV# 49 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (464RTE)

Return To: Ronnie B. Thomas, Jr., 115 N. John Wayne Dr., Winterset, IA 50273

Taxpayer Information: Ronnie B. Thomas, Jr., 115 N. John Wayne Dr., Winterset, IA 50273

\$92,500

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **First Baptist Church of Winterset, Iowa**, a non-profit corporation organized and existing under the laws of Iowa does hereby Convey to **Ronnie B. Thomas, Jr. and Tamara L. Olsen, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the South Two-thirds (2/3) of Lot Four, in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.



The Corporation 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 singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 2, 2018

First Baptist Church of Winterset, Iowa

By: Eldon R. Gole

Eldon R. Gole

Printed Name

Moderator

Title

STATE OF Iowa)
) ss:
COUNTY OF Madison)

On this 2nd day of February, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared in person as Moderator of **First Baptist Church of Winterset, Iowa**, an Iowa non-profit corporation.

Catherine A. Godwin

Notary Public in and for said State

