



Document 2009 2291

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Date 7/17/2009 Time 1:40 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$184.80

Rev Stamp# 168 DOV# 179

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

✓ mca

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 – 50th Street • Suite 105, West Des Moines, Iowa 50266-5924

Mail tax statements to:

CHARLIE AND KRYSTAL CHAMBERS, 200 Railroad Avenue, Truro, Iowa 50257

File #VKW (rfb)09030105

\$116,000.00

WARRANTY DEED

Legal: **LONG LEGAL – SEE ATTACHED**

Address: 200 Railroad Avenue, Truro, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Paige L. Shivers, a single person; and Tammy L. Taggart-Ellwanger and Mark L. Ellwanger, a married couple**, do hereby convey unto **Charlie M. Chambers and Krystal L. Chambers, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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 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.

STATE OF IOWA)

COUNTY OF Polk)

SS:

On this 6 d ay of July, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Paige L. Shivers, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Dated: July 6th, 2009

Paige L. Shivers
Paige L. Shivers

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA

Commission No. 165434

My Commission Expires June 17, 2010

STATE OF IOWA)

COUNTY OF Polk)

SS:

On this 6 d ay of July, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Tammy L. Taggart-Ellwanger and Mark L. Ellwanger, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Dated: July 6, 2009

Tammy L. Taggart-Ellwanger
Tammy L. Taggart-Ellwanger

Mark L. Ellwanger
Mark L. Ellwanger

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA

Commission No. 165434

My Commission Expires June 17, 2010



The West 180 feet in width of Out Lot Six (6), in the Town of Truro, formerly called Ego, in Madison County, Iowa, excepting therefrom a tract described as follows: Commencing at the Southwest corner of said Out Lot Six (6), running thence North 132 feet, thence East 162 feet, thence South 132 feet, thence West 162 feet to the place of beginning; also, a tract described as follows: Commencing at a point 60 feet East of the Northeast corner of Block Nine (9), of the Original Town of Truro, formerly called Ego, in Madison County, Iowa, and running thence East 180 feet, thence South to the North line of said Out Lot Six (6), thence West on the North line of said Out Lot Six (6) to the Northwest corner thereof, thence North to the place of beginning, which tract is also known and described as all that part of the West 180 feet in width of Out Lot Seven (7), in said Town of Truro, Iowa, which lies South of Prairie Street in said Town of Truro, Iowa.