



Document 2009 2455

Book 2009 Page 2455 Type 03 001 Pages 2
Date 8/03/2009 Time 1:33 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$407.20
Rev Stamp# 182 DOV# 196

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

MCA

This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

31039 REGELY
Phone # (515) 453-4690

Return to:
Jason R. Hammen and Valorie L. Hammen, 545 NE 6th St, Earlham, IA 50072

Mail tax statements to:
Jason R. Hammen and Valorie L. Hammen, 545 NE 6th St, Earlham, IA 50072

File # 18378 (dv)

\$ 255,000.00

WARRANTY DEED

Legal: **Lot Two (2) of Smith's Addition to the City of Earlham, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steven R. Fish, unmarried and Dawn E. Fish, unmarried**, do hereby convey unto **Jason R. Hammen and Valorie L. Hammen, husband and wife**, 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 relinquish all rights of dower, homestead, and distributive share in and to the real estate.

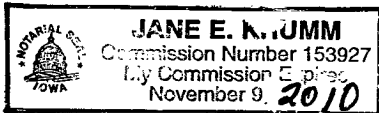
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF Madison) SS:

On this 19th day of July, 2009
before me the undersigned, a Notary Public in and for said State, personally appeared Steven R. Fish and Dawn E. Fish, husband and wife, 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.

Jane E. Krumm
Notary Public in and for said State



Dated: 7/29/09

Steven R. Fish
Steven R. Fish

Dawn E. Fish
Dawn E. Fish