



Document 2009 2457

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Date 8/03/2009 Time 1:36 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$226.40  
Rev Stamp# 183 DOV# 197  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

MCA

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 453-4690

Return to:  
Ross D. Nicholl, 1424 W Washington St, Winterset, IA 50273

Mail tax statements to:  
Ross D. Nicholl, 1424 W Washington St, Winterset, IA 50273

File # 18830 jg

\$142,000.00

## WARRANTY DEED

Legal: **Lot Thirty-two (32) of Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew D. Weeks and Felicia Weeks, husband and wife**, does hereby convey unto **Ross D. Nicholl, a single person**, the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

