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Date 8/03/2009 Time 1:36 PM

INDX 1 Rec Amt \$14.00 Aud Amt \$5.00 Rev Transfer Tax \$226.40 ANNO Rev Stamp# 183 DOV# 197 SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

PMO A

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd 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.

ABENDROTH & RUSSELL, P.C.

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

SS:

COUNTY OF Madison)

On this 30 day of July, 20 09 before me the undersigned a Notary Public in and for said State, personally appeared Matthew D. Weeks and Felicia Weeks, 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.

Notary Public in and for said State

ROBERT D. WEEKS
Commission Number 708331
My Commission Expires

Dated: 7/30/69

Matthew D. Weeks

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