



Document 2009 2485

Book 2009 Page 2485 Type 03 001 Pages 2
Date 8/05/2009 Time 3:49 PM
Rec Amt \$14.00 Aud Amt \$10.00
Rev Transfer Tax \$50.40
Rev Stamp# 186

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

MCA \$32,000.00

This instrument prepared by and return to:

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

Phone # (515) 278-0623

Mail tax statements to:

ROBERT WALTZ AND JULIE BELL, 1642 260th Street, Winterset, Iowa 50273

A&R File #14899-09-REM (sid)

WARRANTY DEED

Legal: **Lots 11 and 12 in STEWART'S FIRST ADDITION to the Town of East Peru, Madison County, Iowa; AND Outlot 2 in STEWART'S SECOND ADDITION to the Town of East Peru, Madison County, Iowa**



Address: 214 Deardorff, Peru, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Janice Aronson, a single person**, does hereby convey unto **Robert F. Waltz and Julie A. Bell, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

This deed is given and accepted in full and complete satisfaction of the real estate contract recorded May 12, 2008 in Book 2008 Page 1544.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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)

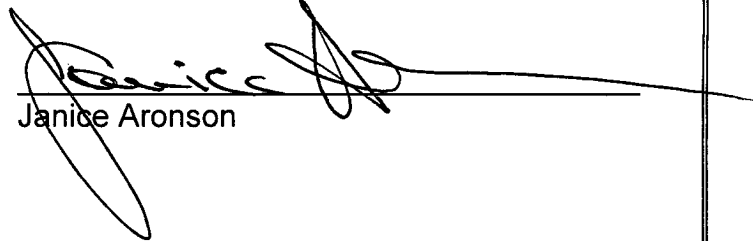
SS:

On this 3rd day of August, 2009,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Janice Aronson, 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.



Notary Public in and for said State

Dated: Aug. 3, 2009



Janice Aronson

