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Date 9/21/2009 Time 3:10 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$119.20  
Rev Stamp# 239 DOV# 250

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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:

Joseph Vander Werf, 405 Atkinson St, Truro, IA 50257

Mail tax statements to:

Joseph Vander Werf, 405 Atkinson St, Truro, IA 50257

File # 19747 kc

\$75,000.00

## WARRANTY DEED



Legal: **Lots 1, 2, and 3 in Block 2 of Atkinson's Addition to the Town of Truro, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mary Ann Perkins, a single person**, does hereby convey unto **Joseph Vander Werf, a married person**, the above-described real estate.

**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 Madison ) SS:

On this 11<sup>th</sup> day of September, 2009,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Mary Ann Perkins,**  
**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.

Linda S. Corell  
Notary Public in and for said State



Dated: 9/11/09

Mary Ann Perkins  
Mary Ann Perkins

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