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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

264,000.00

Preparer Information: (Name, address and phone number)

Adam C. Van Dike, 317-6th Avenue, Suite 300, Des Moines, IA 50309, Phone: (515) 243-8157

Taxpayer Information: (Name and complete address)

Cory J. Kluver and Christi A. Kluver, 313 NW Waterview Court, Ankeny, IA 50023

Return Document To: (Name and complete address)

Adam C. Van Dike, 317-6th Avenue, Suite 300, Des Moines, IA 50309, Phone: (515) 243-8157

Grantors:

Jeffrey M. Fadden
Ann T. Fadden

Grantees:

Cory J. Kluver
Christi A. Kluver

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of one (\$1.00) Dollar(s) and other valuable consideration,
Jeffrey M. Fadden and Ann T. Fadden, husband and wife,

do hereby Convey to
Cory J. Kluver and Christi A. Kluver, husband and wife, as joint tenants with full rights of
survivorship and not as tenants in common, the
following described real estate in Madison County, Iowa:

Lot Nineteen (19) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter
(NW 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26)
West of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants and restrictions of record, if any.



Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Jeffrey M. Fadden
Jeffrey M. Fadden (Grantor)

Dated: 9/16/09
Ann T. Fadden
Ann T. Fadden (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POIK
This instrument was acknowledged before me on 9/16/09, by Jeffrey M.
Fadden and Ann T. Fadden, husband and wife

Judy Cooper
Notary Public

