

This instrument prepared by:

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

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

ERIC & MELISSA FRIEDRICH, 1657 McBride Ridge Court, Winterset, Iowa 50273

File # VKW (smp)08030001

\$383,500.00

# WARRANTY DEED



Legal: **Lot Six (6) of Country Estates West located in the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa**

Address: 1657 McBride Ridge Court, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kelly A. Bell and Lisa M. Bell, husband and wife**, do hereby convey unto, **Eric M. Friedrich and Melissa D. Friedrich, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, 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 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 7 day of February, 2008,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Kelly A. Bell and  
Lisa M. Bell, 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.

Betsy Haas-Reineck  
Notary Public in and for said State

Dated: 2-7-, 2008

Kelly A. Bell  
Kelly A. Bell

Lisa M. Bell  
Lisa M. Bell

BETSY HAAS-REINECK  
Notarial Seal - Iowa  
Commission No. 16543A  
My Commission Expires Jan 17, 2011