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Date 1/21/2008 Time 1:06 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$246.40

Rev Stamp# 22 DOV# 21

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

TKCA  
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:

Timothy Jason Armstrong and Crystal K. Armstrong, 2380 105th St, Van Meter, IA 50261

Mail tax statements to:

Timothy Jason Armstrong and Crystal K. Armstrong, 1072 Upland Ave, Van Meter, IA 50261

File # 9519 jg

\$ 154,500.00

## WARRANTY DEED

Legal: Parcel "A" located in the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.005 acres, as shown in Plat of Survey filed in Book 2, Page 743 on December 26, 1996, in the Office of the Recorder of Madison County, Iowa



Address: 1072 Upland Ave Van Meter, IA 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Twyla Jo Hartz, a single person**, does hereby convey unto **Timothy Jason Armstrong and Crystal K. Armstrong, 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**

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 9<sup>th</sup> day of January, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Twyla Jo Hartz, 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.

Roberta A Brink  
Notary Public in and for said State

Dated: 1-9-08

Twyla Jo Hartz  
Twyla Jo Hartz

Warranty Deed - Page 2



Roberta A. Brink  
Iowa Notarial Seal  
Commission number 740703  
My Commission Expires 05/12/09