

Document 2008 211

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Date 1/18/2008 Time 12:21 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$271.20

Rev Stamp# 20 DOV# 19

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

✓ MCA  
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:

Curtis A. Smith and Paula Smith, 2895 Woodland Ave, Truro, IA 50257

Mail tax statements to:

Curtis A. Smith and Paula Smith, 2895 Woodland Ave, Truro, IA 50257

File # 9631 kc

\$170,000.00

## WARRANTY DEED

Legal:

**Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 193 on March 11, 1998 in the Office of the Recorder of Madison County, Iowa.**



Address: 2895 Woodland Ave Truro, IA 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Tim Baker and Angela M. Baker, husband and wife**, do hereby convey unto **Curtis A. Smith and Paula Smith**, 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 Grantees, 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 relinquish 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.

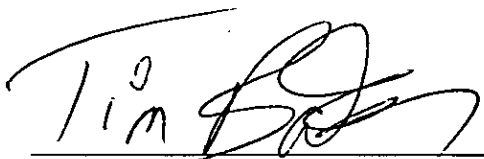
STATE OF IOWA )


COUNTY OF Warren ) SS:

On this 15<sup>th</sup> day of January, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Tim Baker and Angela M. Baker, 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.

  
\_\_\_\_\_  
Notary Public in and for said State  
Notarial Seal - "Iowa" - Joe Spick  
Commission # 185536  
My Commission Expires: 7-10-2008

Dated: 1-15-08

  
\_\_\_\_\_  
Tim Baker

  
\_\_\_\_\_  
Angela M. Baker