

LISA SMITH, COUNTY RECORDER
MADISON IOWA

This instrument prepared by: Brent R. Zimmerman, 8350 Hickman Rd., Clive, Iowa 50322 PHONE: 276-8224

ADDRESS TAX STMTS: RONALD AND CHRISTINA NOEL, 3604 SW Timberline Ct., Ankeny, Iowa 50023

Return to: CENTRAL IOWA REALTOR SERVICES, 5161 Maple Dr, Pleasant Hill, Iowa 50327, 515 265-8546

\$ 57,000.00

✓ P.O. Box 57241, Des Moines, IA 50317

WARRANTY DEED

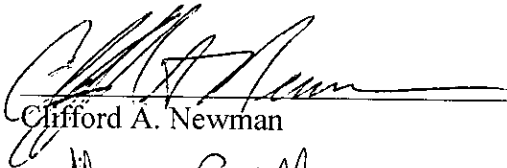

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of One (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, CLIFFORD A. NEWMAN AND SHARON R. OTTE, HUSBAND AND WIFE, does hereby Convey unto RONALD J. NOEL AND CHRISTINA M. NOEL, HUSBAND AND WIFE, as Joint Tenants with full rights of Survivorship and not as Tenants in common, the following described real estate in MADISON, County, Iowa:

Lot Twenty-four (24) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range twenty-six (26) West of the 5th P.M., Madison County, Iowa together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by first amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office

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.

Duly executed this 21 day of January, 2008.


Clifford A. Newman

Sharon R. Otte



STATE OF IOWA: COUNTY OF POLK : SS

On this 21 day of January, 2008, before me a Notary Public in and for said State of Iowa, personally appeared, Clifford A. Newman and Sharon R. Otte, husband and wife, to me personally known, and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.


NOTARY PUBLIC IN AND FOR SAID STATE