

BK: 2008 PG: 630
Recorded: 2/27/2008 at 2:18:21.0 PM
Fee Amount: \$145.80
Revenue Tax: \$128.80
LISA SMITH RECORDER
Madison County, Iowa

DOV*59 Rev #58

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This instrument prepared by:

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

Phone # (515) 224-8815

Return to:

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

Mail tax statements to:

DANIEL D. CUNNINGHAM, 315 North Street, Truro, Iowa 50257

File #08090002 JW (smp)

\$ 80,700.00

WARRANTY DEED

Legal: **Lot Four (4) in Block One (1) of the Original Town of Truro, formerly known as Ego, Madison County, Iowa**

Address: 315 North Street, Truro, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kevin Sturtz and Barbara Hyde, husband and wife**, do hereby convey unto, **Daniel D. Cunningham, a single person**, 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 Waven)

SS:

On this 12 day of February, 2008,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Kevin Sturtz and
Barbara Hyde, 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.

Beth Voltmer

Notary Public in and for said State

Dated: FEBRUARY, 12, 2008

Kevin Sturtz
Kevin Sturtz

Barbara L. Hyde
Barbara Hyde

