

Document 2008 1401

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Date 5/01/2008 Time 1:08 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$268.00
Rev Stamp# 137 DOV# 133

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

TRCA

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Steven Amos and Tracy Amos, 320 NW Poplar Ave, Earlham, IA 50072

Mail tax statements to:

Steven Amos and Tracy Amos, 320 NW Poplar Ave, Earlham, IA 50072

File #3803341 / 323081 / 10966(cac)

\$168,000.00

WARRANTY DEED

Legal: **Lot Four (4) of the Hannah Subdivision, an Official Plat in Lots Three (3) and Four (4) in Block Eight (8) of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa.**

Address: 320 NW Poplar Ave Earlham, IA



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James P. McDonald and Vicki L. McDonald, each a single person**, do hereby convey unto **Steven Amos and Tracy Amos, 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 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)
) SS:
 COUNTY OF Madison)

On this 23 day of April, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **James P. McDonald**, a single person, 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

Dated: 4/23/08

James P. McDonald

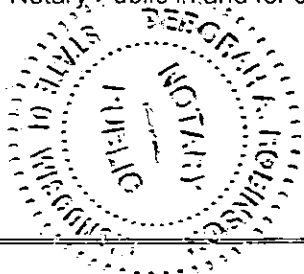
 James P. McDonald

STATE OF Wisconsin)
) SS:
 COUNTY OF Jefferson)

On this ~~25th~~ day of April, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Vicki L. McDonald**, a single person, 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.

Deborah Robinson

 Notary Public in and for said State expires 8-17-08



Dated: 4/25/08

Vicki L. McDonald

 Vicki L. McDonald