

Document 2008 2306

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Date 7/23/2008 Time 2:56 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$136.80

Rev Stamp# 235 DOV# 233

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

MCA
This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Tara McDonald, 609 W Hutchings, Winterset, IA 50273

Mail tax statements to:

Tara McDonald, 609 W Hutchings, Winterset, IA 50273

(cc) File # 14806306; 304661; 13082

\$ 86,000.00

WARRANTY DEED

Legal: **The West 73 feet of the East Half (1/2) of Lot Four (4) of Hutching's Addition to the City of Winterset, Madison County, Iowa.**

Address: 609 W Hutchings, Winterset, IA 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua P. Gansen and Andrea L. Gansen, husband and wife**, does hereby convey unto **Tara McDonald, 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 relinquish all rights of dower, homestead, and distributive share in and to the real estate.

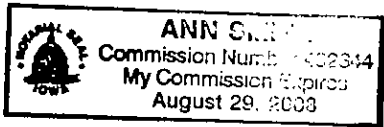
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa)
) SS:
COUNTY OF Hamilton)

On this 14th day of July, 2008,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Joshua P. Gansen
and Andrea L. Gansen, 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.

Ann Smith

Notary Public in and for said State



Dated: 7/14/08

Joshua P. Gansen
Joshua P. Gansen

Andrea L. Gansen
Andrea L. Gansen