

Document 2008 2546

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Date 8/18/2008 Time 1:35 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$595.20

Rev Stamp# 256 DOV# 257

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

MCA
This instrument prepared by:

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

Phone # (515) 224-8885

Return to:

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

Mail tax statements to:

BRIAN AND KELLY MUELLER, 1685 McBride Ridge Court, Winterset, Iowa 50273

File #VW (rfb)08030137

\$370,500.00

WARRANTY DEED

Legal: **Lot 9 of COUNTRY ESTATES WEST, in the Southeast Quarter (SE ¼) and the Southwest Quarter (SW ¼) of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa**

Address: 1685 McBride Ridge Court, Winterset, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sean A. Thomas and Annette E. Thomas, husband and wife**, do hereby convey unto, **Brian Mueller and Kelly Mueller, 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 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 Polk)

SS:

On this 10 day of Aug, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Sean A. Thomas and Annette E. Thomas, 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.

Betsy Haas-Reineck
Notary Public in and for said State

Dated: August 10, 2008

Sean A. Thomas

Sean A. Thomas

Annette E. Thomas

Annette E. Thomas

BETSY HAAS-REINECK
Notarial Seal - Iowa
Commission No. 165434
My Commis: expires June 17, 2010