

Document 2008 2877

Book 2008 Page 2877 Type 03 001 Pages 2  
Date 9/24/2008 Time 3:55 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$191.20  
Rev Stamp# 300 DOV# 300

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Jacob K. Bates and Elizabeth A. Bates, 305 Elm NW, Earlham, IA 50072

Mail tax statements to:

Jacob K. Bates and Elizabeth A. Bates, 305 Elm NW, Earlham, IA 50072

File # 14332 jg

\$119,900

## WARRANTY DEED

Legal:

Lots Five (5) and Six (6) in Block Three (3) of Academy Addition to the Town of Earlham, Madison County, Iowa, AND A parcel of land commencing at the Southwest Corner of Lot 6, Block 3, Academy Addition to the Town of Earlham, Madison County, Iowa, thence West 10 feet, thence North 88 feet, thence East 10 feet, more or less, to the Northwest corner of Lot 5, Block 3, of said Academy Addition, thence South 88 feet more or less, to the point of beginning. Said description being part of the alley in Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa, said alley being immediately West of and adjacent to Lots 5 and 6, Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Frank A. Scaglione and Melba I. Scaglione a/k/a Melba L. Scaglione, husband and wife**, do hereby convey unto **Jacob K. Bates and Elizabeth A. Bates, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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.

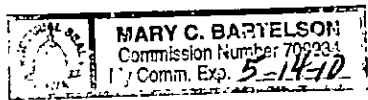
STATE OF IOWA )

COUNTY OF Dallas)

SS:

On this 22 day of Sept, 20 08  
before me the undersigned, a Notary Public in and for said State, personally appeared **Frank A. Scaglione and Melba I. Scaglione a/k/a Melba L. Scaglione, 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.

Mary C. Bartelson  
Notary Public in and for said State



Dated: 9-22-08

Frank A. Scaglione  
Frank A. Scaglione

Melba L. Scaglione  
Melba I. Scaglione