

Document 2008 3175

Book 2008 Page 3175 Type 03 001 Pages 3  
Date 10/28/2008 Time 9:06 AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$212.80  
Rev Stamp# 333 DOV# 334

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

*MCA*  
This instrument prepared by:

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

Phone # (515) 224-8885

Return to:

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

Mail tax statements to:

CARA LYNN GLENN, 705 West Benton Street, Winterset, Iowa

File #VKW (rfb)08090083

\$ 133,500.00

## WARRANTY DEED

Legal: **LONG LEGAL - SEE ATTACHED**

Address: 705 West Benton Street, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brooke A. Clay, now known as Brooke A. Van Oort, and Joshua J. Van Oort, wife and husband**, do hereby convey unto **Cara Lynn Glenn, 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.

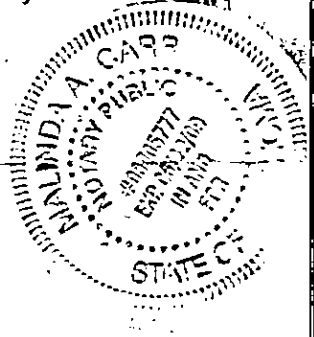
STATE OF Oklahoma )  
 )  
COUNTY OF McClain ) SS:

On this 16<sup>th</sup> day of October, 2008,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Brooke A. Clay,**  
**now known as Brooke A. Van Oort, wife of**  
**Joshua J. Van Oort,** to me known to be the identical  
person named in and who executed the foregoing  
instrument and acknowledged that the person  
executed the same as that person's voluntary act and  
deed.

  
Notary Public in and for said State

Dated: 10-16-08, 2008

Brooke A. Van Oort  
Brooke A. Van Oort, formerly known as  
Brooke A. Clay



STATE OF NEW MEXICO )  
 )  
COUNTY OF LBA ) SS:

On this 19 day of October, 2008,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Joshua J. Van Oort,**  
**husband of Brooke A. Van Oort, formerly known**  
**as Brooke A. Clay,** to me known to be the identical  
person named in and who executed the foregoing  
instrument and acknowledged that the person  
executed the same as that person's voluntary act and  
deed.

Ed L'Ecuyer  
Notary Public in and for said State

Dated: 10/19/08, 2008

Josh J. Van Oort  
Joshua J. Van Oort



OFFICIAL SEAL  
ED L'ECUYER  
NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires 08-06-2112

## Real Estate Last Captioned

A part of Lot Thirteen (13) of Clark's Irregular Survey of the North One-fourth ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at a point 229 feet East and 174 feet South of the Northwest corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-six (36), thence South 133 feet to the North line of Benton Street, thence East along the North line of Benton Street 75 feet, thence North 133 feet to the South line of a 16-foot alley through said Clark's Irregular Survey, thence West along said South line of alley 75 feet to the point of beginning.



Prepared For

Cara Lynn Glenn