

Document 2008 3409

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Date 11/19/2008 Time 1:24 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$431.20

Rev Stamp# 363 DOV# 366

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

*KVA*  
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:

JAMES AND JYL WIGHTMAN, 2380 Millstream, Winterset, Iowa 50273

File #VKW (rfb)08030148

\$269,900.00

## WARRANTY DEED

Legal: **Lots 1 and 2 of A AND B HILLSIDE ESTATES, a subdivision of the South Half of the Northeast Quarter of the Southeast Quarter (S ½ NE ¼ SE ¼) of Section 7, Township 75 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa**



Address: 2380 Millstream, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Andrew W. Crane, a single person**, does hereby convey unto **James E. Wightman II and Jyl R. Wightman, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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 18 day of November, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Andrew W. Crane, a single person**, 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.

*Linda K. Shannon*

Notary Public in and for said State

Dated: Nov 18, 2008

*Andrew W. Crane*

Andrew W. Crane

