

Document 2004 3178

Book 2004 Page 3178 Type 03 01 Pages 1 Date 7/07/2004 Time 11:49 AM Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20 Rev Stamp# 199 DOV# 308

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

> COMPUTER RECORDED. COMPARED

This instrument prepared by:

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

()

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

Sue Ann Brandt, 525 S. Atkinson St., Truro, IA 50257

(rms) PH # (515) 453-4635

File #6405040

495,000,00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Terry D. Brant and Debbie J. Brant, husband and wife, do hereby convey unto Sue Ann Brandt, a single person, the following-described real estate in Madison County, Iowa:

The South 49 ½ Feet of Lot Two (2) and the North 33 Feet of Lot Three (3) in Block Three (3) of Atkinson's First Addition to the Town of Truro, Madison County, Iowa.



## 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 Towa SS: COUNTY OF Madison On this 28 day of June before me the undersigned, a Notary Public in

and for said State, personally appeared Terry D. Brant and Debbie J. Brant, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

1 Notary Public in and for said State

Debbie J. Brant

BRET A. SMITH Commission Number 709489 My Commission Expired 4 - 20 - 0 7