Document 2004 4213
Book 2004 Page 4213 Type 03 01 Pages 1
Date 9/08/2004 Time 11:42 AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $250.40
Rev Stamp# 318 DOV# 425
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 8 DAY OF Sept 2004
Joan Welch
Debby Cutrean
DEPUTY
COMPUTER ✓
RECORDED
COMPARED

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322 PH # (515) 278-0623

Return to:
ESCROW PROFESSIONAL COMPANY, 1401 – 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:
FRED & REBECCA ALLGOOD, 3275 Woodbrook Street, New Virginia, Iowa 50210 File #0410489MFW

$ 154,900.00

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, **Kathryn Wood, a single person**, does hereby convey unto **Fred E. Allgood and Rebecca K. Allgood, husband and wife**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate:

Lot Four (4) of TIMBER VALLEY, being a part of an Official plat of the West Half (W ½) of the Southeast Quarter (SE ¼) of Section Twenty-five (25), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Locally known as 3275 Woodbrook Street, New Virginia, Iowa.

Grantors do hereby covenant with Grantees, and successors in interest, that 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)
) SS:
COUNTY OF Polk)

Dated: Sept 3, 2004

On this 3 day of September, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Kathryn Wood, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Kathryn Wood
Kathryn Wood

Notary Public in and for the State of Iowa

STEVE CLARK
COMMISSION NO. 753
MY COMMISSION EXPIRES