

Document 2004 3888

Book 2004 Page 3888 Type 03 01 Pages 1 Date 8/20/2004 Time 11:26 AM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$335.20 Rev Stamp# 277 DOV# 387

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

> COMPUTER_ RECORDED COMPARED.

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

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

Mail tax statements to:

Christopher E. Swalla, 130 NW 7th St., Earlham, IA 50072

210,000,00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Scott D. Driskell and Melissa G. Driskell, husband and wife, do hereby convey unto Christopher E. Swalla and Lori M. Swalla, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, lowa:

Lot 3 of Williamson Addition Plat 1 to the City of Earlham, Madison County, Iowa



Eile #12407049

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 SS: COUNTY OF M day of <u></u>

2004. before me the undersigned, a Notary Public in and for said State, personally appeared Scott D. Driskell and Melissa G. Driskell, 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.

Notary Public in and for the said State

Dated:

Driskell

MARY C. BARTELSON Commission Number 709934 My Comm. Exp. 5 = 17 C