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## Document 2004 4873

Book 2004 Page 4873 Type 03 01 Pages 1 Date 10/18/2004 Time 12:54 PM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$110.40 Rev Stamp# 392 DOV# 492

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

Return to:

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

This instrument prepared by:

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

Mail tax statements to:

Jeffrey L. Lawrence, 3162 Terrace Ln., Truro, IA 50257

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COMPARED\_\_\_\_

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RECORDED.

File #14409021

\$ 69,500.00

## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Rothwell and Joy D. Rothwell, husband and wife**, do hereby convey unto **Jeffrey L. Lawrence**, a single **person**, the following-described real estate in **Madison** County, lowa:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, lowa, containing 10.65 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 1811 on April 23, 2004, in the Office of the Recorder of Madison County, lowa



## 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 Jour )	Dated: 10/14/04
) SS: COUNTY OF <u>Alamakee</u> )	1-00 A
On this 14th day of October, 2004,	Jula Fatura
before me the undersigned, a Notary Public in	Michael Rothwell
and for said State, personally appeared Michael Rothwell and Joy D. Rothwell, husband and	
wife, to me known to be the identical persons	A 1
named in and who executed the foregoing	Church Rathinell
instrument and acknowledged that they executed the same as their voluntary act and	Joy B. Rothwell
deed.	Joy ש. Kotnweii

Notary Public in and for the said Stat

IOWA NOTARIAL SEAL SARA MILLER MY COMMISSION NO. 190978 MY COMMISSION EXPIRES 07-03-2006