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Document 2004 4465

Book 2004 Page 4465 Type 03 01 Pages 1 Date 9/21/2004 Time 2:06 PM Date 9/21/2004 Time 2:06 PRec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$551.20

Rev Stamp# 350 D0V# 458

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

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

COMPUTER. RECORDED. COMPARED.

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

(cc) PH # (515) 453-5724

Mail tax statements to:

Joseph M. & Patricia J. Folsom, 3112 120th St., Cumming, IA 50061

File #2407072

vmcA

#345,000.00

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Rebecca J. Denning, a single person, does hereby convey unto Joseph M. Folsom and Patricia J. Folsom, 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:

Parcel "F", located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lowa, as shown in Plat of Survey filed in Book 3 Page 42 on July 2, 1997 in the Office of the Recorder of 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 **FOWA**

COUNTY OF POIK

SS:

Rebecca J. Denning

On this 15 day of March 2004, before me the undersigned, a Notary Public in and for said State, personally appeared Rebecca J. Denning, 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.

PEGGY E. ALLEN ion Number 187728 on Expire