

ENTERED FOR REGISTRATION
THIS 8 DAY OF October 2004
Jan Welch
Debby Carlson
DEPUTY RECORDER

COMPLETED
RECORDED
COMPARED



This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(SAS) PH # (515) 453-4681

Mail tax statements to:
THOMAS R. ABRAMS, 240 N E CHERRY, EARLHAM, IOWA 50072

File #151408047

MCA

\$135,500.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **RANDOLPH C. THOESEN AND MARIA T. THOESEN, husband and wife**, do hereby convey unto **THOMAS R. ABRAMS, a single person**, the following-described real estate in MADISON County, Iowa:

LOTS 9 AND 10 IN BLOCK 1 OF JOSEPH L. LEDLIE'S ADDITION TO THE TOWN OF EARLHAM, 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 Oregon)
~~MISSOURI~~) SS:
COUNTY OF COOS)

Dated: 9/23/04

On this 23rd day of September, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **RANDOLPH C. THOESEN AND MARIA T. THOESEN, 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.

Randolph C. Thoesen
RANDOLPH C. THOESEN

Maria T. Thoesen
MARIA T. THOESEN

Willie King
Notary Public in and for said State

