Gran Welen Libby Gorkean Document 2005 211

Book 2005 Page 211 Type 03 01 Pages 1 Date 1/17/2005 Time 8:53 AM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$311.20

Rev Transfer Tax \$311.20 Rev Stamp# 27 DOV# 26

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

COMPUTER RECORDED COMPARED

This instrument prepared by:

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

Return to:

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

(cam) PH # (515) 453-4214

Mail tax statements to:

Sara and Dusten Gratny, 1716 105th Street, Earlham, IA 50072

File #12412017

194,900.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Carrie A. Carlstrom, a single person, does hereby convey unto Sara A. Gratny and Dusten Gratny, wife and husband, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, lowa, containing 7.78 acres, as shown in Plat of Survey filed in Book 2, Page 389 on April 30, 1993, 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 <u>lowa</u>) ss:

Dated:

1/12/05

On this day of ________, 205 5 before me the undersigned, a Notary Public in and for said State, personally appeared Carrie A. Carlstrom, 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.

Carrie A Carletram

Notary Public in and for said State

