

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 18 DAY OF 04 2005
Jan Welch
Debbie Corkrum

COMPUTER
RECORDED
COMPARED

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

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

Mail tax statements to:
Mickael Funaro, 9986 Dakota Trail, Norwalk, IA 50211

File #8504002

\$60,000.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Clifford A. Newman and Sharon R. Otte, husband and wife**, do hereby convey unto **Michael Funaro and Amber Funaro, 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, Iowa**:

Lot 14 of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section 20 and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 21, ALL in Township 77 North, Range 26, West of the 5th P.M., Madison County, Iowa, together with an undivided 1/29th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office

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 Iowa)
COUNTY OF Polk) SS:

Dated: April 13 - 2005

On this 13th day of April, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Clifford A. Newman and Sharon R. Otte, 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.

Clifford A. Newman
Clifford A. Newman

Sharon R. Otte
Sharon R. Otte

Denise Quelland
Notary Public in and for the said State

