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MICKI UTSLER RECORDER HADISON COUNTY, 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 - 73rd Street, Urbandale, Iowa 50322

, Matt tax statements to:

Mary J. Drake, 2344 Maple Lane, Winterset, IA 50273

File #14306016

\$91,000.00

## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shawn P. Sanford and Angelina M. Sanford, husband and wife**, do hereby convey unto **Mary J. Drake, a single person**, the following-described real estate in **Madison** County, lowa:

A tract of land commencing at the Southwest corner of the Northeast Quarter (1/4) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, thence North 228.5 feet along the quarter section line to the point of beginning; thence continuing North 167.5 feet along said quarter section line, thence North 89°49'East 219.3 feet, thence South 03°28' West, 176.9 feet, thence North 87°41'West 208.8 feet to the point of beginning, containing 0.8455 acres included 0.0207 acres county road right of way



## 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 LOWA Dated: SS: COUNTY OF +01k On this 11th day of July before me the undersigned, a-Notary Public in Shawn P. Sanfor and for said State, personally appeared Shawn P. Sanford and Angelina M. Sanford, 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. lant. REAL ESTATE TRANSFER TAX PAID 45 Notary Public in and for the said State

STAMP

COUNTY

RECORDER 1-18-03

DATE

