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Rev Transfer Tax \$167.20 Rev Stamp# 193 DOV# 187

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

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

COMPUTER RECORDED COMPARED

Return to:

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

(cam) PH # (515) 453-4214

Mail tax statements to:

Nancy J. Tomlinson, 455 E 1st Street, Earlham, IA 50072

File #12503083

600.000

## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kesha Carene Nuss**, a single **person**, does hereby convey unto **Nancy J. Tomlinson**, a married person, the following-described real estate in Madison County, lowa:

The South Half (1/2) of the East Half (1/2) of Lot Four (4), and the East Half (1/2) of Lot Five (5), in Block One (1) of B.F. Allen'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 Lowa ) SS:	Dated: 4 27 105
COUNTY OF Madeson) On this 27 day of Alul,	Donne ) Pours) Muss
20 <u>05</u> , before me the undersigned, a Notary Public in and for said State, personally appeared	Kesha Carene Nuss
Kesha Carene Nuss, 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.	MAD Comments of May Comments o
Notary Public in and for said State	
# 709937	

