

ENTERED FOR TAXATION
THIS 30 DAY OF June 2005
Jean Wrebitz
Debby Corleam

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

Mail tax statements to:
David Avery, 3019 Shadow Creek Lane, Des Moines, IA 50320

COMPUTER
RECORDED
COMPARED
File #14405004

v mca

\$161,485.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mary E. Schrunk f/k/a Mary Klingaman and Dwayne Schrunk, wife and husband**, do hereby convey unto **David F. Avery and Diane M. Avery, 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**:

Parcel "A" located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section One (1) Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa



This deed is given in fulfillment of a contract dated May 27, 2004 and filed June 3, 2004 in Book 2004, Page 2582, in the office of the Madison County Recorder

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)
) SS:
COUNTY OF Story)

Dated 23 June 05

On this 23rd day of June, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **Mary E. Schrunk and Dwayne Schrunk, wife and husband**, 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.

Mary E. Schrunk
Mary E. Schrunk

Dwayne Schrunk
Dwayne Schrunk

Margaret L. Wurster
Notary Public in and for the said State

