THIS AS DAY OF JULY 2005

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Debby Carliean

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Document 2005 3049

Book 2005 Page 3049 Type 03 001 Pages 2

Date 7/05/2005 Time 11:21 AM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$75.20 Rev Stamp# 295 DOV# 289

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

COMPUTER_______
RECORDED______
COMPARED____

mca

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:

10WA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) Phone # (515) 453-6264

Mail tax statements to:

REX ENGSTRAND, 1176 50TH Ave., Cumming, IA 50061

File #8505038

\$47,500.00

WARRANTY DEED

Legal:

Lot Seven (7) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in township Seventy-seven (77) North, Range Twenty-six (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 of Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office

Address:

NA

Parcel ID:

031 031012020070000 00

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 Rex Engstrand and Brenda Engstrand, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

ABENDROTH & RUSSELL, P.C.

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 MADISON

Notary Public in and for said State

Clifford A. Newman

Sharon R. Otte