

Document 2005 4470

Book 2005 Page 4470 Type 03 001 Pages 2
Date 9/15/2005 Time 4:00 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$178.40
Rev Stamp# 425 DOV# 417

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 15 DAY OF September
17000 17000
C. Spits AUDITOR
DEPUTY AUDITOR

COMPUTER
RECORDED
COMPARED

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

Return to:
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(cac) Phone # (515) 453-4214

Mail tax statements to:
JACOB & ASHLEY TESSMER, 360 NW Walnut Street, Earlham, IA 50072

File #12507056

\$ 112,000

WARRANTY DEED

Legal: **Lots Ten (10), Eleven (11), and Twelve (12) in Block Three (3) of Academy Addition to the Town of Earlham, Madison County, Iowa.**

Address: 360 NW Walnut Street, Earlham, IA 50072

Parcel ID: 850000503070000



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd D. James and Pamela M. James, husband and wife**, do hereby convey unto **Jacob Tessmer and Ashley Tessmer, 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

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.

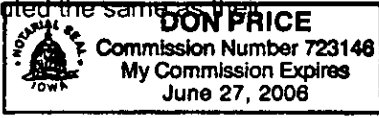
STATE OF IOWA)
COUNTY OF Grundy) SS:

Dated: 9-14, 2005

On this 14 day of September, 2005
before me the undersigned, a Notary Public in and for
said State, personally appeared **Todd D. James and
Pamela M. James, husband and wife**, to me known
to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.

Todd D. James
Todd D. James

Pamela M. James
Pamela M. James



Don Price
Notary Public in and for said State