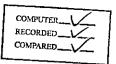
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Book 2005 Page 4669 Type 03 001 Pages 2 Date 9/28/2005 Time 11:57 AM Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$257.60 Rev Stamp# 445 DOV# 435

MICHELLE UTSLER. COUNTY RECORDER MADISON 10WA



-mcA

This instrument prepared by:

JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 (wt) Phone # (515) 453-6264

Return to:

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

Mail tax statements to:

MICHAEL J. KALDENBERG, 615 N. 1<sup>st</sup> Ave., Winterset, IA 50273

File #14507020

\$ 161,500

## **WARRANTY DEED**

Legal:

The South Half (S ½) of Lots Three (3) and Four (4), in Block Thirteen

and One-half (13 1/2) of Pitzer & Knight's addition to the Town of

Winterset in Madison County, Iowa

Address:

615 N. 1st Ave., Winterset, IA 50273

Parcel ID:

820-820000513130000-00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James A. Hamilton, a single person**, does hereby convey unto **Michael J. Kaldenberg and Debra J. Kaldenberg**, **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.

ABENDROTH & RUSSELL, P.C.

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

ON PLANT

CONNIE HARVEY COMMISSION # 196621 MY COMMISSION EXPIRES

James A. Hamilton