

ENTERED FOR TAXATION
THIS 28 DAY OF Sept 2005
Jan Welch
Debbie Corkran

COMPUTER
RECORDED
COMPARED

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. 1st Ave., Winterset, IA 50273

File #14507020

\$ 161,500

WARRANTY DEED

Legal: **The South Half (S 1/2) 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.

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 MADISON)

SS:

On this 23rd day of September, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared **James A. Hamilton**, a **single person**, 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.

Connie Harvey
Notary Public in and for said State



Dated: Sept. 23, 2005

James A. Hamilton
James A. Hamilton