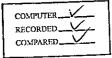


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Book 2005 Page 5213 Type 03 001 Pages 2 Date 10/27/2005 Time 2:56 PM Rec Amt \$12.00 Aud Amt \$15.00

Rev Transfer Tax \$295.20 Rev Stamp# 507 DOV# 498

MICHELLE UTSLER, COUNTY RECORDER MADISON IOWA



This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 (cc) Phone # (515) 453-5724

Return to

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

Mail tax statements to:

Patrick Neuhaus and Amber Reed, 2512 Violet Lane, St. Charles, IA 50240

File #7510026

MCA

\$ 185,000

## WARRANTY DEED

Legal:

Commencing at a point 6 feet North and 20 feet East of the Northeast corner of Lot 12, in Block 10, of the Original Town Plat of West St. Charles, Iowa, thence running North 438 feet, thence East 150 feet, thence South 417 feet, thence in a Southwesterly direction 132 feet to the place of beginning; also, Commencing at a point 12 rods and 6 inches North of the Southwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4), running thence North 10 rods, thence East 16 rods, thence South 13 rods and 6 inches, thence West 16 rods, thence North 3 rods and 6 inches to the place of beginning; also, Commencing at a point 6 feet North and 20 feet East of the Southeast corner of Lot 11, in Block 10, of the Original Town Plat of West St. Charles, Iowa, running thence East to the East line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence South on the East line of said forty-acre tract 82 feet, thence West to a point on the East line of the Town of West St. Charles, Iowa, 82 feet South of the place of beginning, thence North to the place of beginning; all lying and being in Section Twenty-two (22), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5<sup>th</sup> P.M., and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block Nine (9), and Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, in Block Ten (10), of the Original Town Plat of West St. Charles, in Madison County, Iowa.

Address:

2512 Violet Lane, St. Charles, IA 50240

Parcel ID:

500/500092200320000 00

ABENDROTH & RUSSELL, P.C.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard L. Hockett and Deborah J. Hockett**, **a/k/a Deborah L. Hockett**, **husband and wife**, do hereby convey unto **Patrick Neuhaus**, a single person, and **Amber Reed**, a single person, 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.

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STATE OF Lown.  ) SS:  COUNTY OF Polk.  On this 25 day of October  2005, before me the undersigned, a Notary Public in and for said State, personally appeared Richard L. Hockett and Deborah J. Hockett, a/k/a Deborah L. Hockett, 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.  Carolyn Lay  Notary Public in and for said State	Dated: Out 25, 20 05  Sechluck State  Richard L. Hockett  Deborah J. Hockett

CAROLYN GAY
COMMISSION NO. 166518
MY COMMISSION EXPIRES