

ENTERED FOR TAXATION
THIS 23 DAY OF Jan 2005
Deb Coleman
AUDITOR
DEPUTY AUDITOR

Document 2006 17

Book 2006 Page 17 Type 03 001 Pages 1
Date 1/03/2006 Time 12:24 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$207.20
Rev Stamp# 2 DOV# 1

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

MCA
Return to Re/Max Real Estate Group, 6600 University, Des Moines, IA 50311
Preparer
Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50311-1693, (515) 271-7766
Individual's Name Street Address City Phone

Tax Statement to: Matthew & Angie Richey - 2765 Woodland Ave, St. Charles, IA 50240

\$130,000.00

WARRANTY DEED -JOINT TENANCY

For the consideration of One & 00/100 Dollar and other valuable consideration, Roger J. Northrop and Denise M. Northrop, husband and wife, do hereby convey to Matthew Richey and Angie Richey, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 244 on May 15, 1998 in the Office of the Recorder of Madison County, Iowa.

MCA

Property Address: 2765 Woodland Ave, St. Charles, IA 50240

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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.

Dated: December 23, 2005

Roger J. Northrop
Roger J. Northrop (Grantor)

Denise M. Northrop
Denise M. Northrop (Grantor)

STATE OF Iowa, Madison COUNTY, ss:

On this 23 day of December, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Roger J. Northrop and Denise M. Northrop, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Iowa Notarial Seal
CRAIG A WETZEL
Commission Number 721941
My Commission Expires 4/1/06

Craig A Wetzel
Notary Public