

Document 2006 357

Book 2006 Page 357 Type 03 001 Pages 2  
Date 1/26/2006 Time 10:46 AM  
Rec Amt \$12.00 Aud Amt \$5.00

ENTERED FOR TAXATION  
THIS 26 DAY OF January  
2006  
Jean Welch  
AUDITOR  

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DEPUTY AUDITOR

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

This instrument prepared by and return to:  
MATTHEW F. HRUBETZ, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 - 9902 . . . Phone # (515) 278-0623  
Mail tax statements to:  
AMERICAN GENERAL FINANCIAL, INC., 5128 SE 14<sup>TH</sup> STREET, DES MOINES IA 50320 A&R File #7775-05-MFH (cw)

## WARRANTY DEED

Legal: The South Half (1/2) of Lot Two (2) in Block Nine (9) of WILSON'S Addition to the  
Town of Earlham, Madison County, Iowa.

Address: 325 NW Lynn Avenue, Earlham, Iowa 50072

Parcel ID: Parcel 850000409030000

For the consideration of One Dollar (\$1.00) and other good and valuable  
consideration, receipt of which is hereby acknowledged, **John A. Fisher and Romona  
J. Fisher, husband and wife**, do hereby convey unto **American General Financial  
Services, Inc., a corporation**, the above-described real estate.

**DEED IN LIEU OF FORECLOSURE. EXEMPT FROM TRANSFER TAX UNDER IOWA CODE 428A.2#21**  
~~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.

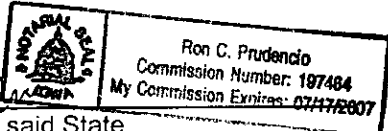
STATE OF IOWA )

) SS:

COUNTY OF MADISON )

On this 14 day of January, 2006,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **John A. Fisher and  
Romona J. Fisher, 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.

*Ron C. Prudencio*



Notary Public in and for said State

Dated: 1/14, 2006

*John A. Fisher*  
\_\_\_\_\_  
John A. Fisher

*Romona J. Fisher*  
\_\_\_\_\_  
Romona J. Fisher