

Document 2006 401

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Date 1/30/2006 Time 11:58 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$279.20  
Rev Stamp# 43 DOV# 40

MICHELLE UTSLER. COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 30 DAY OF Jan 2006  
*Michelle Utsler*  
*Debbie Corkran*  
DEPUTY AUDITOR

COMPUTER   
RECORDED   
COMPARED

MCA

This instrument prepared by:  
JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> 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:  
RYAN SWALVE, 1505 W. Court, Winterset, IA 50273

File #14512012

\$ 175,000.00

# WARRANTY DEED

Legal: Lot Four (4) of Corkrean Third Addition to the City of Winterset,  
Madison County, Iowa



Address: 1505 W. Court, Winterset, IA 50273

Parcel ID: 826 826007800040000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **T. Michael Price and Lizabeth Price, husband and wife**, do hereby convey unto **Kristin Swalve and Ryan Swalve, wife and husband**, 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 24<sup>th</sup> day of January, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **T. Michael Price and Lizabeth Price, 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.

Connie Harvey  
Notary Public in and for said State



CONNIE HARVEY  
COMMISSION # 196621  
MY COMMISSION EXPIRES  
5-26-07

Dated: January 24, 2006

T. Michael Price

**T. Michael Price**

Lizabeth Price

**Lizabeth Price**