

ENTERED FOR TAXATION  
THIS 24 DAY OF 05-06  
Michelle Utsler  
Michelle Utsler  
DEPUTY RECORDER

Document 2006 2082

Book 2006 Page 2082 Type 03 001 Pages 2  
Date 5/24/2006 Time 10:56 AM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$319.20  
Rev Stamp# 225 DOV# 217

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPALED	✓

*MCA*  
This instrument prepared by:  
MARK U. ABENDROTH, 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:  
THOMAS D. CORIDAN, 1804 North River Trl., Winterset, IA 50273

File #14605001

~~\$200,000.00~~

## WARRANTY DEED

Legal: Parcel A located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), and Parcel B located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing a total of 5.90 acres, as shown in Plat of Survey filed in Book 2, Page 514 on November 8, 1994, in the Office of the Recorder of Madison County, Iowa



Address: 1804 North River Trl., Winterset, IA

Parcel ID: 400-40007174401200-00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Deborah Jean Mascaro f/k/a Deborah J. Havel f/k/a Deborah J. Baker, a single person**, docs hereby convey unto **Thomas Dean Coridan and Gail A. Coridan, 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 19<sup>th</sup> day of May, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Deborah Jean Mascaro f/k/a Deborah J. Havel f/k/a Deborah J. Baker**, 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: May 19, 2006

Deborah Jean Mascaro  
Deborah Jean Mascaro