

Document 2006 2952

Book 2006 Page 2952 Type 03 001 Pages 2
Date 7/18/2006 Time 4:12 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$84.80
Rev Stamp# 324 DOV# 315

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 18 DAY OF July 2006
[Signature]
DEPUTY AUDITOR

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

This instrument prepared by:
MARK U. ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 (pv) Phone # (515) 453-4637

Return to:
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:
GARY AND CHRISTINA WALTERS, 7402 Oakbrook Dr., Urbandale, IA 50322

File #16606001

\$53,500.00

WARRANTY DEED

Legal: Lot One (1) of Walnut Cove Estates Subdivision, Plat No. 1, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Address: 140th & Walnut Ln, Cummings, Iowa



Parcel ID: 071 071012540010000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mary L. Schultz, a single person**, does hereby convey unto **Gary Walters and Christina Walters, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF IOWA)
) SS:
COUNTY OF)

Dated: June 29, 2006

On this 30th day of June, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Mary L. Schultz**, a **single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Mary Schultz
Mary L. Schultz

Bryce D. Corcoran
Notary Public in and for said State

