

ENTERED FOR TAXATION  
THIS 23 DAY OF 06 2006  
J. J. [Signature]  
D. [Signature] DEPUTY AUDITOR

Document 2006 2576

Book 2006 Page 2576 Type 03 001 Pages 2  
Date 6/23/2006 Time 12:38 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$511.20  
Rev Stamp# 285 DOV# 277

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COUNTER	✓

✓MCA

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

(JDS) Phone # (515) 453-4635

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

Mail tax statements to:  
ROBERT AND CAROL VAN ABEL, 1854 Quarry Trail, Winterset, Iowa 50273

File #6606028

\$ 320,000

## WARRANTY DEED

Legal: Parcel "B" located in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) and of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of Section 23, Township 76 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 29.57 acres, as shown in Plat of Survey filed in Book 3, Page 18 on June 13, 1997 in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "D" that lies therein containing 9.45 acres, as shown in Plat of Survey filed in Book 3, Page 31 on June 20, 1997, in the Office of the Recorder of Madison County, Iowa.

Address: 1854 Quarry Trail, Winterset, Iowa 50273

Parcel ID: 400072346003000 and 400072364011000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew S. Heckman and Renee Heckman, husband and wife**, do hereby convey unto **Robert Van Abel and Carol Van Abel, 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 20<sup>th</sup> day of June, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Matthew S. Heckman and Renee Heckman, 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 L. Welch

Notary Public in and for said State



Dated: 6/20, 2006

Matthew S. Heckman  
Matthew S. Heckman

Renee Heckman  
Renee Heckman