

ENTERED FOR TAXATION
THIS 14th DAY OF July, 2006
[Signature]
[Signature]
DEPUTY AUDITOR

Document 2006 2800

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Date 7/07/2006 Time 1:04 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$119.20
Rev Stamp# 310 DOV# 302

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTED	✓
RECORDED	✓
COMPALED	✓

This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 (cac) Phone # (515) 453-4214
Return to:
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266
Mail tax statements to:
CURTIS & CARRIE GEAR, 6001 Creston Avenue #10, Des Moines, IA 50321 File #3605056

\$ 74,900.00

WARRANTY DEED

Legal: Lot 21 of Walnut Cove Estates Subdivision, Plat No. 2, Madison County, Iowa.
25-77-26
Address: N/A
Parcel ID: 071 071012540210000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert Mauritz and JoAnne Mauritz, husband and wife**, do hereby convey unto **Curtis G. Gear and Carrie A. Gear, 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)
) SS:
COUNTY OF Palle)

Dated: 6/27, 2006

On this 27 day of June, 2006
before me the undersigned, a Notary Public in and for
said State, personally appeared **Robert Mauritz and
JoAnne Mauritz, 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.

Robert Mauritz
Robert Mauritz

JoAnne Mauritz
JoAnne Mauritz

Holly D Taylor
Notary Public in and for said State

