

Document 2006 3578

Book 2006 Page 3578 Type 03 001 Pages 2  
Date 9/01/2006 Time 11:35 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$10.40  
Rev Stamp# 397 DOV# 386  
MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



\$ 7,000.<sup>00</sup>

## SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

✓ **Taxpayer Information:** (Name and complete address)

Tony Magnani, PO BOX 25, Macksburg, IA 50155

**Return Document To:** (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Victor Edwards  
Delores Edwards

**Grantees:**

Tony Magnani

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### SPECIAL WARRANTY DEED

For the consideration of Seven thousand  
Dollar(s) and other valuable consideration,  
Victor Edwards and Delores Edward, Husband and Wife

do hereby Convey to  
Tony Magnani

the following described real estate in Madison County, Iowa:  
✓ Lots Three (3) and Four (4) of the Original Addition to Macksburg, Madison County, Iowa

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

Dated: May 25, 2006

STATE OF IOWA  
COUNTY OF MADISON

This instrument was acknowledged before me on May 25, 2006 by \_\_\_\_\_ (Grantor)  
Victor Edwards and Delores Edwards

Victor Edwards  
Victor Edwards (Grantor)

Delores J Edwards  
Delores Edwards (Grantor)

Carol Kiernan  
**CAROL KIERNAN** Notary Public  
Commission Number 010892  
My Commission Expires  
February 18, 2008

(This form of acknowledgment for individual grantor(s) only)

\_\_\_\_\_  
(Grantor)