

ENTERED FOR TAXATION  
THIS 02 DAY OF 08-06  
D. Colman  
DEPUTY RECORDER

Document 2006 3186

Book 2006 Page 3186 Type 03 001 Pages 2  
Date 8/02/2006 Time 11:37 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$335.20  
Rev Stamp# 355 DOV# 342

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

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:  
BARBARA L. MAGNUSON, 2019 N. John Wayne Dr., Winterset, IA 50273

File #14607001

✓MCA

## WARRANTY DEED

Legal: **Lot Ten (10) of C&C Allen's Addition to City of Winterset, Madison County, Iowa**

Address: **2019 N. John Wayne Dr., Winterset, IA 50273**

\$ 210,000



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Don R. Menken and Marie Ann Menken, husband and wife**, do hereby convey unto **Barbara L. Magnuson, a single person**, 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.

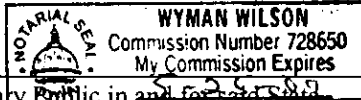
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

COUNTY OF MADISON )

SS:

On this 27<sup>th</sup> day of July, 2006,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Don R. Menken and Marie  
Ann Menken, 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.



Notary Public in and for said State

*Wyman Wilson*

Dated: July 27, 2006

*Don R Menken*  
**Don R. Menken**

*Marie Ann Menken*  
**Marie Ann Menken**