

Document 2006 3383

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$135.20  
Rev Stamp# 370 DOV# 358

MICHELLE UTSLER. COUNTY RECORDER  
MADISON IOWA

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

SHAWN ABRAHAM, 345 S. West St., Truro, IA 50257

File #14607009

\$ 84,900.00

## WARRANTY DEED

Legal: **Parcel "A" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., located in and forming a part of the City of Truro, Madison County, Iowa, containing 0.767 acres, as shown in Plat of Survey filed in Book 2, Page 400 on June 24, 1999 in the Office of the Recorder of Madison County, Iowa**

Address: **345 S. West St., Truro, IA 50257**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Caren McNaught, a single person**, does hereby convey unto **Shawn Abraham, 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 9<sup>th</sup> day of August, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Caren McNaught**, a single person, 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.

Bret A. Smith

Notary Public in and for said State

Dated: 8/9, 2006

Caren McNaught  
Caren McNaught

