

Document 2006 3415

Book 2006 Page 3415 Type 03 001 Pages 2
Date 8/18/2006 Time 2:48 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$351.20
Rev Stamp# 376 DOV# 364

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 - 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:
MADISON LEE PROPERTIES, L.L.C., 14162 Willow Drive, Clive, IA 50325

File #3606064

\$200,000.00

WARRANTY DEED

Legal: **Southeast Fr 1/4 of SE 1/4 of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, except the South 601.39 feet thereof, AND the South 99 feet of the North Fr 1/2 of SE 1/4 of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.**

Address: RR, Cumming, IA

Parcel ID: 011011380020000 and 011011388012000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William B. Oswalt and Wanita Oswalt, husband and wife**, do hereby convey unto, **Madison Lee Properties, L.L.C.**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 Polk) SS:

On this 13 day of August, 2006
before me the undersigned, a Notary Public in and for
said State, personally appeared William B. Oswalt
and Wanita Oswalt, 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.



GARY J. REED
Commission Number 176548
My Commission Expires
8/11/09

Gary Reed

Notary Public in and for said State

Dated: 8/13, 2006

William B. Oswalt

William B. Oswalt

Wanita Oswalt

Wanita Oswalt