

Document 2006 3419

Book 2006 Page 3419 Type 03 001 Pages 2
Date 8/18/2006 Time 2:52 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,301.60
Rev Stamp# 378 DOV# 366

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

MC
This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(SAS) Phone # (515) 453-4681

Mail tax statements to:
TIMOTHY CARMODY, 14162 WILLOW DR. CLIVE, IOWA 50325

File #150606129

\$814,000.00

WARRANTY DEED

Legal: **NORTH FRL ½ OF SE ¼ OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA, EXCEPT THE SOUTH 99 FEET OF THE NORTH FRL ½ OF THE SE ¼ OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND EXCEPT THE NORTH 462 FEET OF THE NORTH FRL ½ OF THE SE ¼ SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA**

Address:

Parcel ID: 011011380010000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **WALTER L. OSWALT, a single person**, does hereby convey unto **MADISON LEE PROPERTIES, L.L.C.** the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

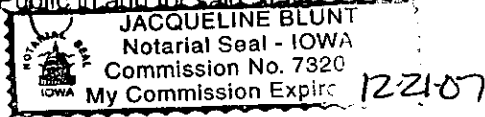
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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 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.

STATE OF IOWA)
COUNTY OF Polk) SS:

On this 8 day of August, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **WALTER L. OSWALT**, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Jacqueline Blunt
Notary Public in and for said State



Dated: AUGUST 8, 2006

Walter L. Oswalt
WALTER L. OSWALT