

Document 2006 3470

Book 2006 Page 3470 Type 03 001 Pages 2
Date 8/23/2006 Time 12:26 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$96.80
Rev Stamp# 385 DOV# 373

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

ITCA
This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 (cc) Phone # (515) 243-5724

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

Mail tax statements to:
Steven F. Teske & Stephanie K. Lemke, 3701 Adams Ave., Des Moines, IA 50310

File #7607108

\$61,000.00

WARRANTY DEED



Legal: **Lot Two (2) of Hillcrest Subdivision, located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

Address: 2602 Cumming Road, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David R. Merriam and Carol G. Merriam, husband and wife**, do hereby convey unto **Steven F. Teske and Stephanie K. Lemke, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, 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 Polk) SS:

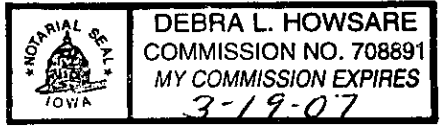
Dated: August 16, 2006

On this 16 day of August, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **David R. Merriam and Carol G. Merriam, 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.

David R. Merriam
 David R. Merriam

Carol G. Merriam
 Carol G. Merriam

Debra L. Howsare
 Notary Public in and for said State



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