

Document 2006 3506

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$121.60  
Rev Stamp# 393 DOV# 381

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

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:  
ASHLEY DEARDORFF, 223 W. North, Winterset, IA 50273

File #14608002

VMCA

## WARRANTY DEED



Legal: **Lot Five (5) in Block Nine (9) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa**

Address: **223 W. North St., Winterset, IA 50273**  
\$16,500

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Tracy H. Sandberg and Carol L. Sandberg, husband and wife**, do hereby convey unto **Ashley M. Deardorff and Christopher J. Deardorff, wife and husband**, 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 )

) SS:

COUNTY OF MADISON )

On this 16 day of Aug, 2006,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Tracy H. Sandberg and Carol  
L. Sandberg, 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.

*Steven R. Weeks*

Notary Public in and for said State



Dated: August 16, 2006

*Tracy H. Sandberg*  
\_\_\_\_\_  
**Tracy H. Sandberg**

*Carol L. Sandberg*  
\_\_\_\_\_  
**Carol L. Sandberg**