

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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Return Document to: Charles H. Fagen, 502 15th St., Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

Preparer Information: Charles H. Fagen, 502 15th St., Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

Address Tax Statement: Christopher Fabella, 814 Aurora Avenue, Des Moines, Iowa 50313



\$ 37,000.⁰⁰

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
ROBERT TRAUSCH and ESTHER TRAUSCH, husband and wife,

do hereby Convey to CHRISTOPHER FABELLA

the following described real estate in Madison County, Iowa:
Lot Twenty-five (25) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the Northwest Quarter of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in full satisfaction of a real estate contract recorded on June 16, 2004, in Book 2004 at Page 2804 in the Office of the Madison County Recorder.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: September 29, 2006

Robert Trausch (Grantor)

Esther Trausch (Grantor)

STATE OF IOWA COUNTY OF CARROLL

This instrument was acknowledged before me on September, 2006, by ROBERT TRAUSCH and ESTHER TRAUSCH, husband and wife,

Notary Public

