

Document 2006 4408

Book 2006 Page 4408 Type 03 001 Pages 2

Date 10/24/2006 Time 12:52 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$591.20

Rev Stamp# 488 DOV# 479

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

| | |
|----------|---|
| COMPUTER | ✓ |
| RECORDED | ✓ |
| COMPARED | ✓ |

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50th Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

RANDY & LISA SCHLATTER, 1348 Nature Court, Van Meter, Iowa 50261

File #VKW (LB)0630237

369,900

WARRANTY DEED

Legal: Lot Twenty-one (21) of PRAIRIE RIDGE ESTATES located in the North Half (N ½) of the Northeast Quarter (NE ¼), Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), and the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



Address: 1348 Nature Court, Van Meter, Iowa

Parcel ID: 140022026002000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael E. Bauer and Malissa Bauer, husband and wife**, do hereby convey unto, **Randy L. Schlatter and Lisa M. Schlatter, 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 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)
) SS:
COUNTY OF Madison)

Dated: October 20, 2006

On this 20 day of October, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael E. Bauer and Malissa Bauer, 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.

Michael E. Bauer
Michael E. Bauer

Malissa K. Bauer
Malissa Bauer

Doni M Kenoyer
Notary Public in and for said State



DONI M KENOYER
Commission Number 724136
My Commission Expires
August 26, 2009