

Document 2006 3812

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Date 9/15/2006 Time 1:08 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$202.40

Rev Stamp# 414 DOV# 404

MICHELLE UTSLER, COUNTY RECORDER

MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPARED	✓

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd 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:

FRANCIS W. CARTER, 2518 Millstream Ave., Winterset, IA 50273

File #14608009

✓MCA

\$ 127,000

WARRANTY DEED

Legal: **A parcel of land described as commencing at a point 134 feet 7 inches North of the Southwest Corner of the North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty(20), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, thence East 327 feet 3 inches, thence North 187 feet 1 inch, thence West 327 feet 3 inches, thence South 187 feet 1 inch to the point of beginning**

Address: **2518 Millstream Ave., Winterset, IA**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert L. Thomas and Laura G. Thomas, husband and wife**, do hereby convey unto **Francis W. Carter and Deborah K. Carter, 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.

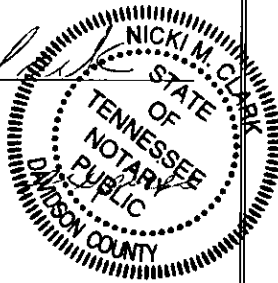
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF ^{Tennessee} IOWA)
 DAVIDSON) SS:
COUNTY OF MADISON)

On this 13 day of Sept, 2006,
before me the undersigned, a Notary Public in and for said State, personally appeared **Robert L. Thomas and Laura G. Thomas, 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.

Nicki M. Clark
Notary Public in and for said State

My commission
11/22/08



Dated: 9/13/04, 2006

[Signature]
Robert L. Thomas

[Signature]
Laura G. Thomas