

Document 2006 5168

Book 2006 Page 5168 Type 03 001 Pages 2
Date 12/13/2006 Time 11:14 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$205.60
Rev Stamp# 572 DOV# 557

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

✓ MCA

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:
BROOKE A. CLAY, 705 W. Benton, Winterset, IA 50273

File #12611017

129,000

WARRANTY DEED

Legal:

A part of Lot Thirteen (13) of Clark's Irregular Survey of the North One-fourth (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa described as follows: Commencing at a point 229 feet East and 174 feet South of the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence South 133 feet to the North line of Benton Street, thence East along the North line of Benton Street 75 feet, thence North 133 feet to the South line of a 16-foot alley through said Clark's Irregular Survey, thence West along said South line of alley 75 feet to the point of beginning



Address: 705 W. Benton, Winterset, IA

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jane E. Hermann, a single person**, does hereby convey unto **Brooke A. Clay, a single person**, 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)

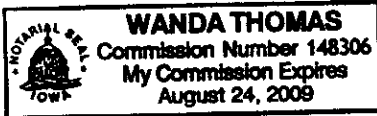
) SS:

COUNTY OF DALLAS)

On this 13th day of December, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Jane E. Hermann, a single person**, 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.

Wanda Thomas

Notary Public in and for said State



Dated: Dec. 13, 2006

Jane E. Hermann
Jane E. Hermann