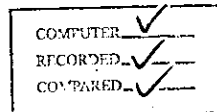


Document 2006 4549

Book 2006 Page 4549 Type 03 001 Pages 2  
Date 11/01/2006 Time 1:33 PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$167.20  
Rev Stamp# 505 DOV# 496

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA



This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:

IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) Phone # (515) 453-6264

Mail tax statements to:

BENJAMIN TOTEL, 1421 SE WAYWIN DR., ANKENY, IA 50021

File #8609024

105,000

## WARRANTY DEED

Legal:

Lots 3 and 3A of Replat of Lots Three (3), Four (4), Eleven (11) and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31<sup>st</sup> interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, and as amended by the First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Address: NA

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Clifford A. Newman and Sharon R. Otte, husband and wife**, do hereby convey unto **Benjamin D. Totel and Rachel L. Totel, 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.

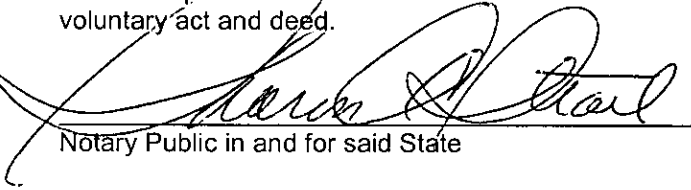
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

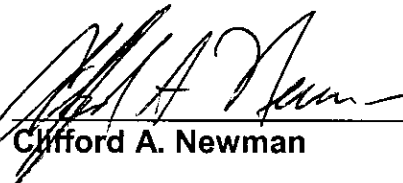
COUNTY OF POLK )

SS:

On this 20 day of October, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Clifford A. Newman and Sharon R. Otte, 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.

  
Notary Public in and for said State

Dated: October 20, 2006

  
Clifford A. Newman

  
Sharon R. Otte

