

Document 2007 383

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Date 1/29/2007 Time 12:37 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$107.20

Rev Stamp# 34 DOV# 34

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

JCA
This instrument prepared by:

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

(cac) Phone # (515) 453-4214

Return to:

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

Mail tax statements to:

COURTNEY & ~~KARI~~ PECENKA, 2505 Patricia Drive, Urbandale, IA 50322

File #278576

KARI

\$67,500.00

WARRANTY DEED

Legal:

Lot Twenty-one (21) of Woodland Valley Estates Plat No. 2 subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common area as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.



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 **Courtney W. Pecenka and ^{Kari}~~Kari~~ Pecenka, 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

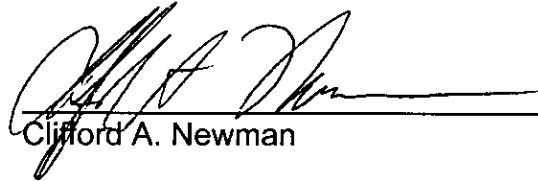
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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.

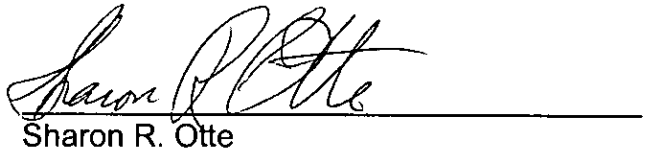
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

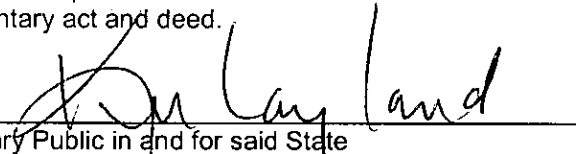
STATE OF IOWA)
COUNTY OF Polk) SS:

Dated: 1-11, 2007

On this 11 day of January, 2007, 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.


Clifford A. Newman


Sharon R. Otte


Notary Public in and for said State

