

Book 2007 Page 469 Type 03 001 Pages 1
Date 2/02/2007 Time 1:05 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 40 DOV# 40
LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

mca

Return to Re/Max Real Estate Group, 6600 University, Des Moines, IA 50311

Preparer

Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50311-1693, (515) 271-7766

Individual's Name	Street Address	City	Phone
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Tax Statement to: Gregory Gear - 5020 Grand Ave, West Des Moines, IA 50265

\$ 40,000

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Robert Trausch and Esther Trausch, husband and wife, do hereby convey to Gregory Gear, the following described real estate in Madison County, Iowa:

Lot Twenty (20) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



Property Address: Lot 20 144th Lane, Cumming, IA 50061

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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.

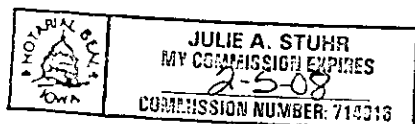
Dated: 1-24-07

Robert Trausch (Grantor)

Esther Trausch (Grantor)

STATE OF Iowa, Carroll COUNTY, ss:

On this 24th day of January, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Trausch and Esther Trausch, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public