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Date 1/17/2007 Time 3:56 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 23 DOV# 23

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

*TRACT*  
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

(JDG) Phone # (515) 453-4635

Mail tax statements to:

RICHARD L. WALTERS., PO Box 409, Boyce, VA 22620

File #14612007 / 290166

\$ 190,000.00

## WARRANTY DEED

Legal:

Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8) and running thence North on the East line of said 40-acre tract to a point 27 1/4 rods South of the Northeast corner thereof, thence North 78°55' West 47.89 rods to a point 18 rods South and 46 rods West of the Northeast corner of said 40-acre tract, thence South to the South line of said 40-acre tract, thence East 46 rods to the place of beginning; also the North 12 rods of the East 46 rods of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eight (8); all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa

Address: 2311 Norwood Ave, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Russell T. Henry, Jr. and Teresa Lynn Henry, husband and wife**, do hereby convey unto, **Richard L. Walters, a married person**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, 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 MADISON )

Dated: January 15, 2007

On this 15<sup>th</sup> day of January, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Russell T. Henry, Jr. and Teresa Lynn Henry, 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.

Russell T. Henry Jr.  
Russell T. Henry, Jr.

Teresa Lynn Henry  
Teresa Lynn Henry

Connie Harvey

Notary Public in and for said State

