

MCA

\$ 205,000.00

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8897

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

RUSSELL & TERESA HENRY, 505 E. First, Earlham, Iowa 50072

File #0610901MFW (LB)

## WARRANTY DEED

Legal: **Lot Two (2) in RICHARD L. WALTERS SUBDIVISION, a Replat of Lots 6, 7, 8 and the South 20 feet of Lot 9 in Block 2 of B. F. Allen's Addition to the City of Earlham, Madison County, Iowa, including vacated street and alley**

Address: 505 E. First, Earlham, Iowa

Parcel ID: 850000200022000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard L. Walters and Roberta L. Walters, husband and wife**, do hereby convey unto, **Russell Henry, Jr. and Teresa Henry, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

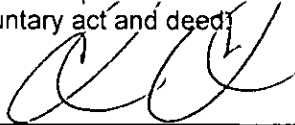
### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with 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 )  
COUNTY OF BLK ) SS:

On this 15 day of JAN, 2007,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Richard L. Walters  
and Roberta L. Walters, 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: 1-12-, 2007



Richard L. Walters



Roberta L. Walters

