

Document 2007 1210

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$80.00

Rev Stamp# 111 DOV# 114

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ANNC

SCAN

LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

\$50,385⁰⁰

Taxpayer Information: (Name and complete address)

Stephanie Shultice
240 N.W. Locust Street
Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Helen M. Cooper

Grantees:

Stephanie Shultice

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty Thousand Three Hundred Eighty-Five and 00/100 (\$50,385.00)
Dollar(s) and other valuable consideration,
HELEN M. COOPER, a single person

do hereby Convey to
Stephanie Shultice

the following described real estate in Madison County, Iowa:

Lot Ten (10) and the South Half (1/2) of Lot Eleven (11) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa.

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.

STATE OF IOWA
COUNTY OF MADISON

Dated: March 14, 2007

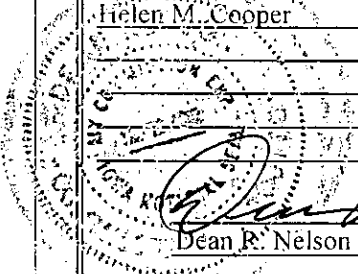
This instrument was acknowledged before
me on March 14, 2007 by
Helen M. Cooper

Helen M Cooper
Helen M. Cooper (Grantor)

(Grantor)

(Grantor)

(Grantor)



Dean R. Nelson, Notary Public

(This form of acknowledgment for individual grantor(s) only)