Document 2007 1873

Book 2007 Page 1873 Type 03 001 Pages 2
Date 5/03/2007 Time 2:23 PM
Rec Amt \$12.00 Aud Amt \$5.00 IND>
Rev Transfer Tax \$263.20 ANNC
Rev Stamp# 172 DOV# 180 SCAN
LISA SMITH COUNTY RECORDER CHEM
MADISON IOWA

MCA

This instrument prepared by:

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

Phone # (515) 453-4690 (Isl)

Return to:

MIDLAND ESCROW SERVICES, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

David Skuya, 300 1st St, Truro, IA 50257

File # 302213/3757

\$165,000

WARRANTY DEED

Legal:

Lots Seven (7), Eight (8), Nine (9), and Ten (10) in Block Two (2) of Atkinson's First Addition to the Town of Truro, Madison County, lowa, and a tract of land commencing 16 feet East and 132 feet South of the Northeast corner of Lot Seven (7), thence East 120 feet, thence South 134 feet, thence West 120 feet, and thence North 134 feet to the point of beginning, being a part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lowa.

Address:

300 1st St Truro, IA 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Scotty T. Hagan and Sarah Hagan**, **husband and wife**, do hereby convey unto **David Skuya**, a single person, and **Seanna Matheny**, a single person, , as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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)	
)	SS:
COUNTY OF WWW.	,)	

On this 28 day of Aw7, before me the undersigned, a Notary Public in and for said State, personally appeared Scotty T. Hagan and Sarah Hagan, 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

LUCY SARGENT
Commission Number 157882
My Commission Expires
September 27, 2008

Dated: 4/20/0つ

Scotty T. Hagan

Sarah Hagan

Warranty Deed - Page 2