

Document 2007 1376

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Date 4/05/2007 Time 9:47 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$63.20  
Rev Stamp# 131 DOV# 138  
LISA SMITH, COUNTY RECORDER  
MADISON IOWA

IND ✓  
ANNC  
SCAN  
CHEF

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 453-4690

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

Mail tax statements to:  
Jamie Royster and Jolene Royster, 825 NW Buckeye, Earlham, IA 50072 File #302184 / 3341 (dv)

*✓ mca* # 39,900

# WARRANTY DEED

Legal: **Lot Fourteen (14) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.**



Address: 825 NW Buckeye Earlham, IA 50072

Parcel ID: 860002800140000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John N. Williamson and Geraldine M. Williamson, husband and wife**, do hereby convey unto **Jamie W. Royster and Jolene A. Royster, 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 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.

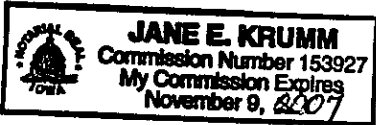
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

COUNTY OF Madison SS:

On this 29<sup>th</sup> day of March 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **John N. Williamson and Geraldine M. Williamson, 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.

Jane E. Krumm  
Notary Public in and for said State



Dated: 3-29-07

John N. Williamson  
John N. Williamson

Geraldine M. Williamson  
Geraldine N: Williamson  
M gmw