

Document 2007 1380

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Date 4/05/2007 Time 12:02 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

Rev Stamp# 134 DOV# 141

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

IND

ANNC

SCAN

CHEK

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:

Phillip C. Saar and Nancy J. Saar, 1083 220th St, Winterset, IA 50273

File # 3292 / 292771 jg

vmcA

\$ 230,000

## WARRANTY DEED

Legal: **Lot One (1) of Remington Acres Subdivision, a part of the Southeast Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa**



Address: 1083 220th St Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James W. Royster and Jolene A. Royster, husband and wife**, do hereby convey unto **Phillip C. Saar and Nancy J. Saar, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

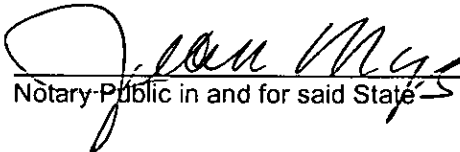
**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

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.

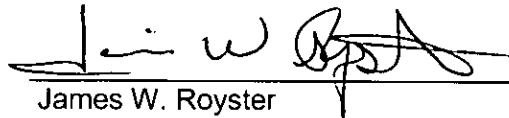
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


STATE OF IOWA )  
COUNTY OF Polk ) SS:

On this 2 day of April 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **James W. Royster and Jolene A. Royster, 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: 4/2/07

  
James W. Royster

  
Jolene A. Royster



Jean Myers  
Iowa Notarial Seal  
Commission number 199281  
My commission expires 11/9/07