

Document 2007 1600

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Date 4/19/2007 Time 12:42 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 149 DOV# 156

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

IND ✓

ANNC

SCAN

CHEK

\$ 85,000.00

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 (wt) Phone # (515) 453-6264

Return to:

IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

ANNE FERGUSON, 130 NE Elm, Earlham, IA 50072

File #14611012

## WARRANTY DEED

Legal: **Lot 8 in Block 5 of the Original Town of Earlham, Madison County, Iowa**

Address: **130 NE Elm, Earlham IA**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael D. Miller and Darla J. Miller, husband and wife**, do hereby convey unto **Anne Ferguson, a single person**, 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.

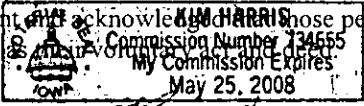
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )  
 ) SS:  
COUNTY OF MADISON )

Dated: 1/22, 2007

On this 22 day of January, 2006,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Michael D. Miller and Darla  
J. Miller, husband and wife**, to me known to be the  
identical persons named in and who executed the foregoing  
instrument, and they acknowledged that those persons executed  
the same as their voluntary act and deed.

*Michael D. Miller*  
**Michael D. Miller**



*Darla J. Miller*  
**Darla J. Miller**

*Kim Harris*  
Notary Public in and for said State