

LMCA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

LYLE AND KATHRYN JENSEN, 35760 Iodine Springs Road, Wildomar, California 92595

File #VAL0630125

\$ 80,000

## WARRANTY DEED

Legal: **The East Half (E ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 20, Township 76 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Heath L. Pomeroy and Melissa A. Pomeroy, husband and wife**, do hereby convey unto, **Lyle E. Jensen and Kathryn A. Jensen, 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 Grantee, 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 13 day of June, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Heath L. Pomeroy and Melissa A. Pomeroy, 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.

*Stephen Reined*  
\_\_\_\_\_  
Notary Public in and for said State

Dated: June 13<sup>th</sup>, 2007

*Heath L. Pomeroy*  
\_\_\_\_\_  
Heath L. Pomeroy

*Melissa A. Pomeroy*  
\_\_\_\_\_  
Melissa A. Pomeroy

