## Document 2007 2028

Book 2007 Page 2028 Type 03 001 Pages 1 Date 5/16/2007 Time 12:27 PM Rec Amt \$7.00 Aud Amt \$5.00 IND TND>L Rev Transfer Tax \$120.80 Rev Stamp# 183 DOV# 192 ANN( SCAN

LISA SMITH. COUNTY RECORDER MADISON IOWA

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Telephone: 515-993-1000

Sond Tax

Eric J. Smith & Diana Smith

Statement To: 2945 220th St., Winterset, IA 50273

Return to:

First American Escrow of Iowa, Attn: Lindsey Strable

10605 Justin Dr., Urbandale, IA 50322

其フ6,000.00

## WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, STEVEN C. MAXWELL, AND COURTNEY MAXWELL, HUSBAND AND WIFE, (Grantors) do hereby convey to ERIC J. SMITH AND DIAMA SMITH, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, (Grantees) the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "D", being the Southeast Quarter (¼) of the Southwest Quarter (¼) of the Southwest (M) in said Section Thirty-two (32) containing 9.87 acres, as shown in Plat of Survey filed in Book 2005, Page 3409 on July 21, 2005, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E", located in the Southwest Quarter (1/4) of the Southwest Quarter (%) in said Section Thirty-two (32), containing 9.88 acres, as shown in Plat of Survey filed in Book 2007, Pager 1083 on March 19, 2007, in the Office of the Recorder of Madison County, Iowa.



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the Grantees, and successors in interest, that 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 relinquishes 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, according to the context.

STATE OF ICWA

) ss:

Subscribed and sworn to before me by Steven C. and Courtney Maxwell, husband and wife, Maxwell. 📞 day of May, 2007.

day of May, 2007.

Stephen C. Maxwell, Jr

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OND And Courtney Maxwell



HEATHER BARGLOF Commission Number 746070 My Commission Expires March 26, 2010