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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

## SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

**Taxpayer Information:** (name and complete address)

✓ Chris Armetto Magnani, 101 S. Eldorado, Box 26, Macksburg, IA 50155

**Return Document To:** (name and complete address)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849

**Grantors:**

BARBARA JEAN MAGNANI

**Grantees:**

CHRIS ARMETO MAGNANI

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

David L. Jungmann, AT0004117

**SPECIAL WARRANTY DEED**

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, BARBARA JEAN MAGNANI, a/k/a Barbara Magnani, a single person, does hereby Convey to CHRIS ARMETO MAGNANI, a/k/a Chris A. Magnani, the following described real estate in Madison County, Iowa:

Lots Seventy (70), Seventy-one (71), Seventy-two (72) and Seventy-three (73) of the Original Town of Macksburg, Madison County, Iowa.

AND

Lots One (1), Two (2), Three (3), Seven (7) and Eight (8) in Block Seven (7), Barker's Second Addition to Macksburg, Madison County, Iowa.

NO TRANSFER STAMP – Consideration less than \$500.00.

NO DECLARATION OF VALUE or GROUNDWATER HAZARD STATEMENT – Deed pursuant to Decree Of Dissolution Of Marriage filed May 1, 2007 in Madison County CDDM 995698.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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, and as masculine or feminine gender, according to the context.

Dated: May 15, 2007

*Barbara J. Magnani*  
BARBARA JEAN MAGNANI  
a/k/a Barbara Magnani

STATE OF IOWA, COUNTY OF Adair

This instrument was acknowledged before me on May 15, 2007, by Barbara Jean Magnani, a/k/a Barbara Magnani, a single person.

*David L. Jungmann*  
DAVID L. JUNGSMANN, Notary Public

