

Document 2007 2254

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Date 6/01/2007 Time 11:47 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 214 DOV# 224

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

IND ✓

ANNC

SCAN

CHEK

ITCA

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:

Keith Wilken and Amy Wilken, 170 NW 7th St, Earlham, IA 50072

(cc) File #7704076; 290601; 4311

\$260,000.00

## WARRANTY DEED

Legal: **Lot Four (4) of Williamson Addition Plat One (1) to the City of Earlham, Madison County, Iowa.**

Address: 170 NW 7th St Earlham, IA 50072

Parcel ID: 85000270004000000



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Chad D. Peterson and Pamela J. Peterson, husband and wife**, do hereby convey unto **Keith Wilken and Amy Wilken, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

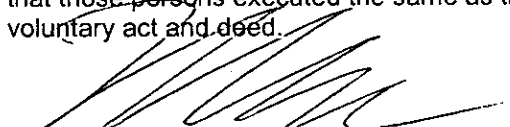
**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

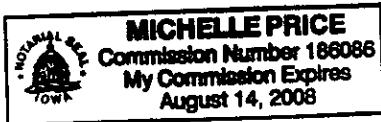
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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.

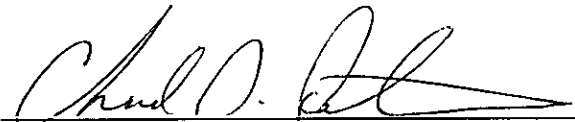
STATE OF Iowa )  
COUNTY OF Polk ) SS:

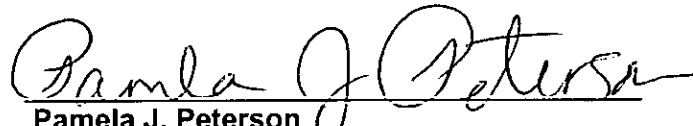
On this 31 day of MAY 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Chad D. Peterson and Pamela J. Peterson, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State



Dated: 5/31/07

  
\_\_\_\_\_  
**Chad D. Peterson**

  
\_\_\_\_\_  
**Pamela J. Peterson**