

Document 2007 2450

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Date 6/18/2007 Time 10:12 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

Rev Stamp# 240 DOV# 248

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

✓ mca
This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690 (Isl)

Return to:

MIDLAND ESCROW SERVICES, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

Jennifer Knight, 540 NE Plum, Earlham, IA 50072

File # 14705009/ 300787/ 4903

\$ 155,000

WARRANTY DEED

Legal: **Lot Two (2) of Hunter's First Addition to Earlham, Madison County, Iowa**



Address: 540 NE Plum Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nancy L. Silverthorn, a single person**, does hereby convey unto **Jennifer Knight, a married person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF Madison)

SS:

On this 12 day of June 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Nancy L. Silverthorn, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.


Notary Public in and for the State of Iowa



Dated: 6-12-07

Nancy L. Silverthorn
Nancy L. Silverthorn