

Document 2007 3140

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Date 8/13/2007 Time 12:11 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$607.20
Rev Stamp# 316 DOV# 330
LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone # (515) 224-8885

Return to:

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

Mail tax statements to:

ANTHONY D. KLEIN AND MARILYN KLEIN, 1815 Highway 169, Winterset, Iowa 50273

File #VW07030185

380,000

WARRANTY DEED

Legal: Parcel "B", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 386, on February 16, 1999, in the Office of the Recorder of Madison County, Iowa



Address: 1815 Highway 169, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James D. Wilson and Patricia A. Wilson, husband and wife**, do hereby convey unto, **Anthony D. Klein and Marilyn Klein, 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 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 JACKSON)

SS: _____

On this 8 day of August, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **James D. Wilson and Patricia A. Wilson, 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.

Betsy Haas-Bennick
Notary Public in and for said State

Dated: 8-8-, 2007

James D. Wilson
James D. Wilson

Patricia A. Wilson
Patricia A. Wilson

