

Document 2007 3171

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Date 8/15/2007 Time 3:33 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$40.80

Rev Stamp# 323 DOV# 337

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON IOWA

✓ MCA
This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

David Spiering and Diane Spiering, 740 53rd St., Des Moines, IA 50312

Mail tax statements to:

David Spiering and Diane Spiering, 740 53rd St., Des Moines, IA 50312

File #6706103 / 309457 / 6117 (dv)

26,000

WARRANTY DEED

Legal: **SEE EXHIBIT "A" ATTACHED**

Address: Kephart's Addition Saint Charles, IA 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael D. Gibson and Joanne K. Gibson aka Jo Ann Gibson, husband and wife**, do hereby convey unto **David Spiering and Diane Spiering, 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

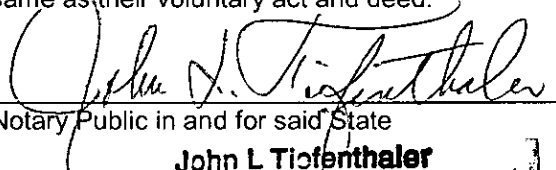
stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

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 Madison) SS:

On this 2nd day of August 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael D. Gibson and Joanne K. Gibson aka Jo Ann Gibson, 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.



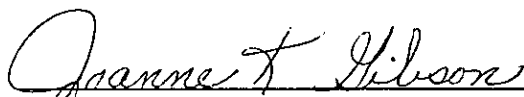
Notary Public in and for said State

John L. Tiefenthaler
Notary Public - Iowa
Commission No. **133941**
My Commission Expires 10-31-08

Dated: 8-2-07



Michael D. Gibson



Joanne K. Gibson

EXHIBIT "A"

Lot Thirty-seven (37) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa, AND Parcel "37L" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.529 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on January 29, 1998, in the Office of the Recorder of Madison County, Iowa

AND



The East half (1/2) Lot Thirty-six (36) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa, AND The East Half (1/2) of Parcel "36L" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.541 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on January 29, 1998, in the Office of the Recorder of Madison County, Iowa