

Document 2007 3281

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$100.00

ANNO

Rev Stamp# 334 DOV# 347

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON IOWA

✓ MCA
This instrument prepared by:

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

Phone # (515) 224-8746

✓ Return to:

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

Mail tax statements to:

JAMES BEACH AND JODIE BEACH, 4800 Meadow Valley Drive, West Des Moines, Iowa 50265

File #07040530

\$63,000.00

WARRANTY DEED

Legal:

Lot Eighteen (18) of PRAIRIE RIDGE ESTATES located in the North Half (1/2) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office

Address: Lot 18 Prairie Ridge Estates, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James R. Button a/k/a James J. Button and Nicole R. Button, husband and wife**, do hereby convey unto, **James Beach and Jodie Beach, 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)
) SS:
COUNTY OF POLK)

On this 22 day of AUGUST, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **James R. Button a/k/a James J. Button and Nicole R. Button, 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.

Shawna A. Beaubien
Notary Public in and for said State

Dated: AUG. 22, 2007

X [Signature]
James R. Button a/k/a James J. Button

X [Signature]
Nicole R. Button



SHAWNA A. BEAUBIEN
COMMISSION NO. 748418
MY COMMISSION EXPIRES
APRIL 18, 2010