

Document 2007 2755

Book 2007 Page 2755 Type 03 00: Pages 2
Date 7/11/2007 Time 12:30 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$391.20
Rev Stamp# 274 DOV# 285

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

LISA SMITH, COUNTY RECORDER
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:

Michael J. Wright and Donna R. Wright, 165 NW 7th St, Earlham, IA 50072

Mail tax statements to:

Michael J. Wright and Donna R. Wright, 165 NW 7th St, Earlham, IA 50072

#6706101, MLX# 305201, File # 6069 (JM)

\$245,000.00

WARRANTY DEED

Legal: **Lot Eighteen (18) of Williamson Addition Plat One (1) to the City of Earlham, Madison County, Iowa**

Address: 165 NW 7th St Earlham, IA 50072

Parcel ID: 850-850002700180000



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Chris Fenster and Stephanie Fenster, husband and wife**, do hereby convey unto **Michael J. Wright and Donna R. Wright, 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.

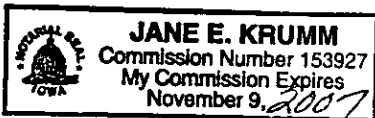
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF Madison SS:

On this 9th day of July, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Chris Fenster and Stephanie Fenster, 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.

Jane E. Krumm
Notary Public in and for said State



Dated: 7/9/07

Chris Fenster
Chris Fenster

Stephanie Fenster
Stephanie Fenster