

Document 2007 2875

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Date 7/23/2007 Time 10:47 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 288 DOV# 299

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

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

Mail tax statements to:

V & S Homes, L.L.C., 805 Buckeye, Earlham, IA 50072

File #6705023 / 305316 / 4626 (dv)

WARRANTY DEED

Legal: **Lot Thirteen (13) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.**

Address: 805 Buckeye Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John N. Williamson and Geraldine M. Williamson, husband and wife**, does hereby convey unto **V & S Homes, L.L.C., a limited liability company**, 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 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 15th day of May, before me the undersigned, a Notary Public in and for said State, personally appeared **John N. Williamson and Geraldine M. Williamson, 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: 5-15-07

John N. Williamson
John N. Williamson

Geraldine M. Williamson
Geraldine M. Williamson