

Document 2007 2921

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Date 7/26/2007 Time 11:03 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$294.40

Rev Stamp# 291 DOV# 303

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

met
This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Randy Vandello and Nicolette Vandello, 1973 Nature Trl, Winterset, IA 50273

Mail tax statements to:

Randy Vandello and Nicolette Vandello, 1973 Nature Trail, Winterset, IA 50273

(cc) File # 14705014; 305082; 5244

\$187,500.00

WARRANTY DEED

Legal: **Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, containing 16.572 acres, as shown in Plat of Survey filed in Book 2, Page 603 on August 2, 1995, in the Office of the Recorder of Madison County, Iowa.**



Address: 1973 Nature Trail, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Janice K. Nelson, f/k/a Janice K. Hallenbeck, a single person**, does hereby convey unto **Randy Vandello and Nicolette Vandello, 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

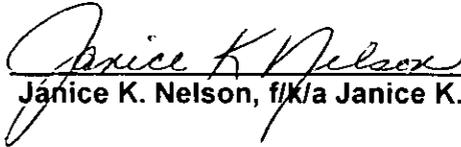
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

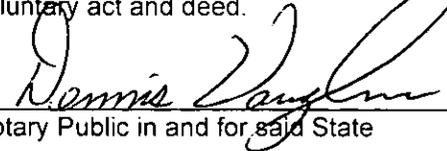
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa)
) SS:
COUNTY OF MADISON)

Dated: 7-16-07

On this 16 day of JULY, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Janice K. Nelson, f/k/a Janice K. Hallenbeck**, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.


Janice K. Nelson, f/k/a Janice K. Hallenbeck


Notary Public in and for said State

