Document 2007 3875

Book 2007 Page 3875 Type 03 001 Pages 2

Date 10/19/2007 Time 12:30 PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$343.20 Rev Stamp# 403 DOV# 417 INDX ANNO SCAN

LISA SMITH. COUNTY RECORDER

CHEK

MADISON IOWA

M

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Myrna Kepford, 1204 W. Court Ave., Winterset, IA 50273

Mail tax statements to:

Myrna Kepford, 1204 W. Court Ave., Winterset, IA 50273

(cc) File # 14708006; 301844; 7451

E215,000

WARRANTY DEED

Legal:

Lot Fourteen (14) of Corkrean's Second Addition to the City of Winterset, Madison County, Iowa.



Address:

1204 W. Court Ave., Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Mary E. Rew and Clair Rew, wife and husband, does hereby convey unto Myrna Kepford, a single person, 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

ABENDROTH & RUSSELL, P.C.

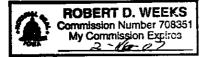
estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, 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 <u>Fow A</u>) SS: COUNTY OF <u>Madison</u>)

On this day of OCT, 2007 before me the undersigned, a Notary Public in and for said State, personally appeared Mary E. Rew and Clair Rew, wife and husband, 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



Dated: 10/b/07

Mary E. Rew

Clair Rew

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