الألاستسب

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Book 2007 Page 3922 Type 03 001 Pages 2
Date 10/25/2007 Time 12:39 PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX V
Rev Transfer Tax \$391.20 ANNO
Rev Stamp# 405 DOV# 419 SCAN

LISA SMITH, COUNTY RECORDER MADISON 10WA

m CA

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

CHEK

Return to:

Dennis J. Modde & Kay Modde, 3251 Woodbrook Lane, New Virginia, IA 50210

Mail tax statements to:

Dennis J. Modde & Kay Modde, 3251 Woodbrook Lane, New Virginia, IA 50210

(cc) File # 2709019; 304339; 8101

90.000,24SE

## WARRANTY DEED

Legal:

Lot Nine (9) of Timber Valley, being a part of an official plat of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-four (74) North, Range Twenty-six (26)

West of the 5th P.M., Madison County, Iowa.

Address:

3251 Woodbrook Lane, New Virginia, IA 50210

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christine Grandberg, a single person, and Gentry I. Grandberg and Edwige Susan Grandberg, husband and wife**, do hereby convey unto **Dennis J. Modde and Kay Modde**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

## 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 Jour )

COUNTY OF POLK )

On this 19 day of Storber, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared Christine Grandberg, a single person and Gentry I. Grandberg and Edwige Susan Grandberg, 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.

Mary Public in and for said State

JULIANA E. KINCHELOE
Commission Number 727856
My Commission Expires
April 9, 2010

Dated: 10/19/07

Christine J. Grandleing.
Christine L. Grandberg

Gentry I. Grandberg

GUSANDBERG

**Edwige Susan Grandberg** 

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