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Date 9/13/2007 Time 12:49 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$397.60

Rev Stamp# 359 DOV# 371

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

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

Phone # (515) 453-4690

Return to: *PO Box 334*

Larry Watts, ~~52 W. Jefferson~~, Winterset, IA 50273

Mail tax statements to: *PO Box 334*

Larry Watts, ~~52 W. Jefferson~~, Winterset, IA 50273

(cc) File # 14708015; 309757; 7703

~~\$~~ 249,000.00

## WARRANTY DEED

Legal: **Lot Seventeen (17) of Corkrean's Second Addition, an Addition to the City of Winterset, Madison County, Iowa.**

Address: 1224 W Court, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Benjamin M. Applegate and Angela L. Applegate, husband and wife**, does hereby convey unto **Larry Watts, a married 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 estate; that the real estate is free and clear of all liens and encumbrances except as may be above

