Document 2007 3484

Book 2007 Page 3484 Type 03 001 Pages 2 Date 9/13/2007 Time 12:49 PM INDX Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$397.60 **ANNO** Rev Stamp# 359 D0V# 371 SCAN LISA SMITH, COUNTY RECORDER CHEK

MADISON IOWA

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 Boy 3.3 6 Larry Watts, 52-W. Jefferson, Winterset, IA 50273

Mail tax statements to: Po 3433P

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

ABENDROTH & RUSSELL, P.C.

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.

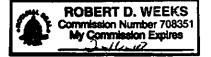
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

COUNTY OF Madison

On this // day of Sept 2007, before me the undersigned, a Notary Public in and for said State, personally appeared Benjamin M.

Applegate and Angela L. Applegate, 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.

Notary Public in and for said State



Dated: 9/11/07

Warranty Oeed - Page 2