Document 2007 3510

Book 2007 Page 3510 Type 03 001 Pages 2
Date 9/17/2007 Time 9:47 AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX Pages 2
Rev Transfer Tax \$423.20 ANNO
Rev Stamp# 363 DOV# 375 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON IOWA

И

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

Rod Johnson and Debra Johnson, 2196 Terrace Ave, Winterset, IA 50273

Mail tax statements to:

Rod Johnson and Debra Johnson, 2196 Terrace Ave, Winterset, IA 50273

(cc) File # 14708007; 303466; 7611

¶ 265.000

## **WARRANTY DEED**

Legal:

Parcel "E" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.88 acres, as shown in Plat of Survey filed in Book 2007, Page 1083 on March 19, 2007, in the Office of the Recorder of



Madison County, Iowa.

Address:

2196 Terrace Ave., Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steven C. Maxwell, Jr. and Courtney Maxwell, husband and wife**, do hereby convey unto **Rod Johnson and Debra Johnson, 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

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 <u>Lova</u> ) |     |  |
|------------------------|-----|--|
| COUNTY OF Madison)     | SS: |  |

On this Haday of Sept., before me the undersigned, a Notary Public in and for said State, personally appeared Steven C. Maxwell, Jr. and Courtney Maxwell, 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

KERRI WALLER
Commission Number 713692
My Commission Expiree

Dated: <u>9-14-07</u>

Steven C. Maxwell, Jr.

Courtney Maxwell

Warranty Deed - Page 2