

Book 2007 Page 4068 Type 03 001 Pages 1  
Date 11/05/2007 Time 1:42 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$144.80  
Rev Stamp# 424 DOV# 436  
LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX  
ANNO  
SCAN  
CHEK

Return to: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA 50311

Preparer

Information Larry L. Tuel #005633, 6600 University, Des Moines, IA 50311-1693, (515) 271-7766

Individual's Name	Street Address	City	Phone
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Tax Statement to: Andre Outlaw, 3227 St Charles Rd, St Charles, IA 50240

\$ 91,000.00

### WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Jody A Wenzel, a single person, and Tricia Anne Strawn f/k/a Tricia A Wenzel, a single person, do hereby convey to Andre Outlaw, a single person, the following described real estate in Madison County, Iowa:

All that part of Lot Eight (8) of Cunningham Rural Estates, a Subdivision of part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) and of part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the center line of the 40 foot wide private drive and utility easement extending across said Lot.

Property Address: 3227 St Charles Rd, St Charles, IA 50240

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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.

Dated: 10/29/2007

Jody A Wenzel  
Jody A Wenzel (Grantor)

Tricia Anne Strawn  
Tricia Anne Strawn (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 29<sup>th</sup> day of October, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Jody A Wenzel, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Mary L. Erickson  
1-31-2008, Notary Public