

Document 2007 4216

Book 2007 Page 4216 Type 03 001 Pages 2

Date 11/21/2007 Time 9:50 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$376.00

Rev Stamp# 433 DOV# 446

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK

ACT
This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

John McQuigg, 2315 170th Trl, Winterset, IA 50273

Mail tax statements to:

John McQuigg, 2315 170th Trail, Winterset, IA 50273

(cc) File # 14709009; 310018; 8207

\$235,500.00

WARRANTY DEED



Legal: **The South 582 feet of the East 444 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

Address: 2315 170th Trail, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Marston R. McGwin and Martha L. McGwin, husband and wife**, does hereby convey unto **John McQuigg, 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 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 Iowa)
) SS:
COUNTY OF Madison)

Dated: 4/17/07

On this 17 day of Nov, 2007 before me the undersigned, a Notary Public in and for said State, personally appeared **Marston R. McGwin and Martha L. McGwin, 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.

Marston R. McGwin
Marston R. McGwin

[Signature]
Notary Public in and for said State

Martha L. McGwin
Martha L. McGwin

