



Document 2010 117

Book 2010 Page 117 Type 03 001 Pages 2

Date 1/18/2010 Time 1:03 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$189.60

Rev Stamp# 360 DOV# 385

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

1
2

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Denise Bagley, 235 NE Plum, Earlham, IA 50072

Mail tax statements to:

Denise Bagley, 235 NE Plum, Earlham, IA 50072

File # 21700 JDM

\$ 119,000.00

WARRANTY DEED



Legal: **The South Half (1/2) of Lot Two (2), and all of Lot Three (3), in Block One (1) of Joseph L. Ledlie's Addition to the Town of Earlham, Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Clayton C. Benton and Barbara E. Benton, husband and wife**, does hereby convey unto **Denise Bagley, a single 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)
COUNTY OF Madison) SS:

Dated: 1-13-10.

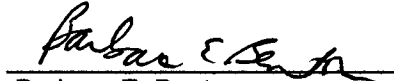
On this 13 day of January, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Clayton C. Benton and Barbara E. Benton, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.



Clayton C. Benton



Notary Public in and for said State



Barbara E. Benton

