



Document 2010 630

Book 2010 Page 630 Type 03 001 Pages 2
Date 3/26/2010 Time 3:32 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$236.00
Rev Stamp# 408 DOV# 434

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Craig S. Thomas, 211 W South St, Winterset, IA 50273

Mail tax statements to:

Craig S. Thomas, 211 W South St, Winterset, IA 50273

File # 22258 JDM

~~\$148,000.00~~

WARRANTY DEED



Legal: **The East Half (E 1/2) of Lot Six (6) and the West Half (W 1/2) of Lot (7) in Block Thirty-three (33) of the Original Town Plat of Winterset in Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Anthony G. Weiler and Sharon Weiler, husband and wife**, does hereby convey unto **Craig S. Thomas**, 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.

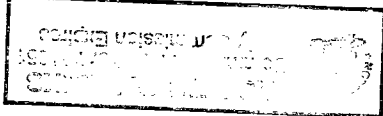
STATE OF IOWA)

COUNTY OF Madison)

SS:

On this 24 day of March, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Anthony G. Weiler and Sharon Weiler, 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.

[Signature]
Notary Public in and for said State



Dated: 3-24-2010.

[Signature]
Anthony G. Weiler

[Signature]
Sharon Weiler

