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Book 2009 Page 14 Type 03 001 Pages 2
Date 1/02/2009 Time 12:46 PM
Rec Amt \$12.00 Aud Amt \$5.00 IN
Rev Transfer Tax \$253 60 AN
Rev Stamp# 2 DOV# 2 INDX **ANNO SCAN** LISA SMITH, COUNTY RECORDER CHEK MADISON IOWA

MeA

This instrument prepared by: MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Łance Millsap and Lindsey Millsap, 420 1st St E, Earlham, IA 50072

Mail tax statements to:

Lance Millsap and Lindsey Millsap, 420 1st St E, Earlham, IA 50072

(cc) File # 3812304; 335348; 15567

\$159,000.00

WARRANTY DEED

Legal:

Lots 11, 12, and the North Half of Lot 10, Block 4 of Allen'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, Kenneth P. Herring and Carma S. Herring, husband and wife, do hereby convey unto Lance Millsap and Lindsey Millsap, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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 TOWO

SS:

COUNTY OF Polk

Notary Public in and for said State

IVAN L. BREHMER Commission Number 161198 My Commission Expires July 1, 2007 Q Dated: 12-23-2008

Kenneth P. Herring

Carma S. Herring

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ABENDROTH & RUSSELL, P.C.