



Document 2010 900

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Date 4/23/2010 Time 1:45 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$424.00
Rev Stamp# 430 DOV# 461

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street • Suite 105, West Des Moines, Iowa 50266-5924

Mail tax statements to:

MONTE E. MILLER, 2107 - 120th Street, Winterset, Iowa

File # VKW (rfb)10080051

\$ 265,500.00

WARRANTY DEED



Legal: Parcel "A" located in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 12, Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 326 on September 25, 1998 in the Office of the Recorder of Madison County, Iowa

Address: 2107 - 120th Street, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Walt Witchie and Kathleen Sanford, a married couple**, do hereby convey unto **Monte E. Miller, 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 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.

STATE OF IOWA)

COUNTY OF Polk)

SS:

Dated: April 21st, 2010

On this 21st day of April, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Walt Witchie and Kathleen Sanford, a married couple**, 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.

Walt Witchie
Walt Witchie

Kathleen Sanford
Kathleen Sanford

Ellen Fitzpatrick Neldeberg
Notary Public in and for said State

