



Document 2010 1220

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Date 6/01/2010 Time 2:03 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$408.80

Rev Stamp# 461 DOV# 508

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

P2

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Justin C. Smith and Kelly E. Smith, 300 NW 8th St, Earlham, IA 50072

Mail tax statements to:

Justin C. Smith and Kelly E. Smith, 300 NW 8th St, Earlham, IA 50072

File # 23426 KC

256,000.00

WARRANTY DEED

Legal:

Lot Ten (10) in Williamson Addition Plat Two (2) to the City 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, **Timothy Wade Feltner and Andrea Gail Feltner, husband and wife**, do hereby convey unto **Justin C. Smith and Kelly E. Smith, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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.

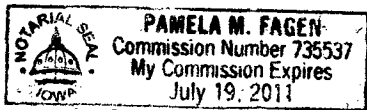
STATE OF IOWA)

COUNTY OF Madison)

SS:

On this 27 day of May, 2010, before me the undersigned, Notary Public in and for said State, personally appeared **Timothy Wade Feltner and Andrea Gail Feltner, 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.

Pamela M. Fagen
Notary Public in and for said State



Dated: 27 May 10

Timothy Wade Feltner
Timothy Wade Feltner

Andrea Gail Feltner
Andrea Gail Feltner