



Document 2010 1279

Book 2010 Page 1279 Type 03 001 Pages 2  
Date 6/07/2010 Time 10:33 AM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$295.20  
Rev Stamp# 468 DOV# 516  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

✓ **Return Document To:** Adam and Abigail Hanson, 1022 N. 3rd Ave., Winterset, Iowa 50273  
**Preparer Information:** Richard J. Howes, 1001 Office Park Rd., Ste. 216, West Des Moines, IA 50265, (515) 225-9000  
**Address Tax Statement:** Adam and Abigail Hanson, 1022 N. 3rd Ave., Winterset, Iowa 50273  
\$184,900.00

**WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Beth Flander, also known as Mary Elizabeth Flander, a single person, does hereby convey to Adam Hanson and Abigail Hanson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:



Lot Twelve (12) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996 on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof that lies within Parcel "H" as shown in Plat of Survey filed in Book 2007, Page 1996 on May 15, 2007, in the Office of the Recorder of Madison County, Iowa.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she has 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 grantor Covenants 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.

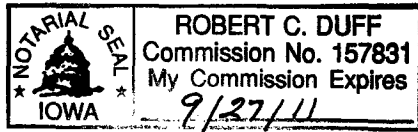
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 31, 2010.

Beth Flander  
Beth Flander

STATE OF IOWA, COUNTY OF POLK, ss:

This instrument was acknowledged before me on May 31<sup>st</sup> 2010, by Beth Flander, a/k/a Mary Elizabeth Flander, a single person.



Robert C Duff  
Notary Public