



Document 2010 1359

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Date 6/15/2010 Time 10:31 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$90.40
Rev Stamp# 473 DOV# 523

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

P2

1/2

This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 Phone # (515) 453-4690
Return to:
Michael A. Cole, 215 S 5th St, Winterset, IA 50273
Mail tax statements to:
Michael A. Cole, 215 S.5th St, Winterset, IA 50273 File # 23655 JDM

\$57,000

WARRANTY DEED

Legal: **Lots 3 in Block 4 of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gregory Broadbent and Sherri Broadbent, husband and wife**, does hereby convey unto **Michael A. Cole, a single 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 relinquish all rights of dower, homestead, and distributive share in and to the real estate.

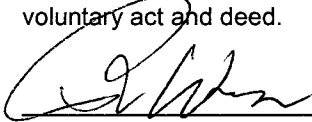
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

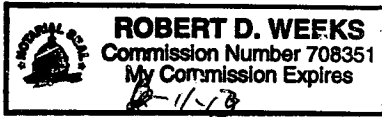
COUNTY OF Madison)

SS:


On this 11 day of June, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Gregory Broadbent and Sherri Broadbent, 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.



Notary Public in and for said State



Dated: 6-11-10


Gregory Broadbent
Sherri Broadbent