



Document 2010 1530

Book 2010 Page 1530 Type 03 001 Pages 2
Date 7/06/2010 Time 11:22 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$88.00
Rev Stamp# 488 DOV# 544
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone # (515) 224-8815

Return to:

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

Mail tax statements to:

CHRISTOPHER & SYDNEY COOK, 1259 Forest Circle, Clive, IA 50325

File # 10040267 CSO (smp)

\$ 55,500.00

WARRANTY DEED

Legal: **Lot Seven (7) of Phase I, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jason Daniels and Heather Daniels, a married couple**, do hereby convey unto **Christopher J. Cook and Sydney A. Conrad-Cook, a married couple**, 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 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:

On this 1 day of July, 2010,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Jason Daniels and
Heather Daniels, 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.



Notary Public in and for said State

Dated: 7-1, 2010


Jason Daniels
Heather Daniels

LANCE HARRIS
NOTARIAL SEAL - STATE OF IOWA
COMMISSION NUMBER 749231
MY COMMISSION EXPIRES Oct. 3, 2010