

Document 2010 1730

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Rec Amt \$14.00 Aud Amt \$5.00 Rev Transfer Tax \$423.20 Rev Stamp# 499 DOV# 558

INDX V ANNO SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 265,000.00

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Peter McGillivray and Mary Jo McGillivray, 1693 Mueller Ct, Winterset, IA 50273

2634ma

Mail tax statements to:

Peter McGillivray and Mary Jo McGillivray, 1693 Mueller Ct, Winterset, IA 50273

(cc)File # 362273; 24688

ZP

WARRANTY DEED



Legal:

Parcel "M" located in that part of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twentyseven (27) West of the 5th P.M., Madison County, Iowa, containing 4.75 acres, as shown in Plat of Survey filed in Book 3, Page 359 on December 23, 1998, in the Office of the Recorder of Madison County, lowa.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Verlon Stover and Julie Stover, husband and wife, do hereby convey unto Peter McGillivray and Mary Jo McGillivray, 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) SS:	Dated: <u> </u>
COUNTY OF fore)	
On this 26 day of 7009, 2000, before me the undersigned, a Notary Public in and for	
said State, personally appeared Verlon Stover and Julie Stover, husband and wife, to me known to be	
the identical persons named in and who executed the foregoing instrument and acknowledged that those	X/M/
persons executed the same as their voluntary act and deed.	Verlon Stover
2 MM 1. 1. 1. 1. 1.	
Notary Public in and for said State	and: At
JAMES D. MANDERFIELD COMMISSION NO. 126079	Julie Stover
MY COMMISSION EXPIRES	

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