Document 2009 64

Book 2009 Page 64 Type 03 001 Pages 2
Date 1/08/2009 Time 12:09 PM
Rec Amt \$12.00 Aud Amt \$5 00 INDX
Rev Transfer Tax \$551.20 ANNO
SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON 10WA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Gary Barker, 1356 Flinns Rd, Hartsville, SC 29550

Mail tax statements to:

Gary Barker, 1356 Flinns Rd, Hartsville, SC 29550

(cc) File # 14810301; 334771; 15147

\$34500000

## **WARRANTY DEED**

URO81459

Legal:

Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, lowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 16 on June 10, 1997, 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, **Elton A. Root and Cinda L. Root, husband and wife**, do hereby convey unto **Gary Barker**, a married person, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

## 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 Fau A ) SS: COUNTY OF Medison )

Notary Public in and for said State

ROBERT D. WEEKS
Commission Number 708351
My Commission Expires

Dated: 12/15/07

Elton A. Root

Cinda L. Root

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