

Document 2009 309

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Date 2/04/2009 Time 12:49 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$172.80  
Rev Stamp# 23 DOV# 23

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

MCA

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Nathaniel D. Hawkins and Hannah M. Hawkins, 425 1st St E, Earlham, IA 50072

Mail tax statements to:

Nathaniel D. Hawkins and Hannah M. Hawkins, 425 1st St E, Earlham, IA 50072

File # 15882 jg

#108,500.00

## WARRANTY DEED

Legal: **The East Half (1/2) of Lots Six (6) and Seven (7) in Block One (1) of B.F. Allen's Addition to the Town of Earlham, Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James P. McDonald, a single person**, does hereby convey unto **Nathaniel D. Hawkins and Hannah M. Hawkins, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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.

STATE OF IOWA )

COUNTY OF Dallas )

SS:

On this 23rd day of January, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **James P. McDonald**, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Linda Chapman

Notary Public in and for said State

Dated: 1/23/09

James P. McDonald

James P. McDonald



Warranty Deed - Page 2  
8-24-2010  
ORIGINAL