



Document 2010 2169

Book 2010 Page 2169 Type 03 001 Pages 2
Date 9/10/2010 Time 12:05 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$231.20
Rev Stamp# 544 DOV# 608

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

~~\$145,000.00~~

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

John Chipoletti, 522 6th Ave N, Winterset, IA 50273

34029 Reg

Mail tax statements to:

John Chipoletti, 522 6th Ave N, Winterset, IA 50273

File # 24668 JDM

WARRANTY DEED

Legal: **Lots Three (3) and Four (4) in Block Two (2) of A.B. Shriver's Addition to Winterset, Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Benjamin Messer and Adrienne Messer, husband and wife**, does hereby convey unto **John Chipoletti, 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.

ABENDROTH & RUSSELL, P.C.

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)

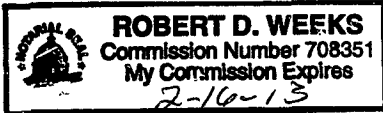
COUNTY OF Madison)

SS:

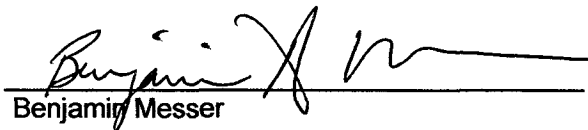
On this 11 day of Aug, 2010,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Benjamin Messer**
and **Adrienne Messer, husband and wife**, to me
known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.



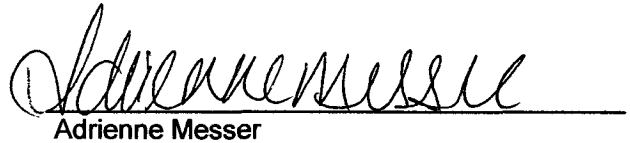
Notary Public in and for said State



Dated: 8-11-10



Benjamin Messer



Adrienne Messer