

Document 2009 1130

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Date 4/16/2009 Time 3:44 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

Rev Stamp# 82 DOV# 85

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX✓
ANNO
SCAN
CHEK

✓ mca
This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

Matthew A. Townsend and Kimberly M. Townsend, 2877 Warren Ave, Truro, IA 50257

Mail tax statements to:

Matthew A. Townsend and Kimberly M. Townsend, 2877 Warren Ave, Truro, IA 50257

File # 16622 jg

\$155,000.00

WARRANTY DEED



Legal:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 12.005 acres, as shown in Plat of Survey filed in Book 2005, Page 506 on February 7, 2005 in the Office of the Recorder of Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Daniel J. King and Sara R. King, husband and wife**, do hereby convey unto **Matthew A. Townsend and Kimberly M. Townsend**, 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 IOWA)
COUNTY OF Warren) SS:

On this 14th day of April, 2009
before me the undersigned, a Notary Public in and for
said State, personally appeared **Daniel J. King and
Sara R. King, 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.

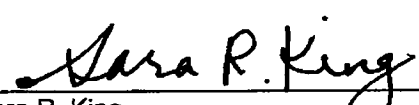

Notary Public in and for said State

"Notary Seal"
"IOWA"

JOE SPICK
Commission No. 185538
MY COMMISSION EXPIRES
JULY 10 2011

Dated: 4/14/09


Daniel J. King


Sara R. King