

Document 2009 1166

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Date 4/20/2009 Time 1:43 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 83 DOV# 86

INDEX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK

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:

Robert Burns, 455 NE Birch, Earlham, IA 50072

Mail tax statements to:

Robert Burns, 455 NE Birch, Earlham, IA 50072

File # 16939 (dv)

\$140,000.00

## WARRANTY DEED

Legal: **Lot One (1) of McLaughlin Subdivision, an Official Plat in the City 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, **Jane E. Krumm and Eugene W. Krumm, wife and husband**, do hereby convey unto **Robert Burns, a single person and Connie Peterman, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

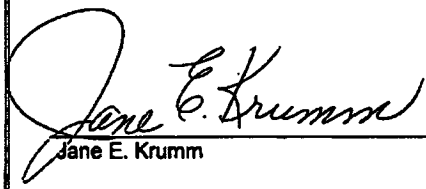
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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.

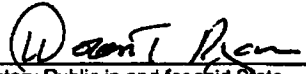
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )  
                  ) SS:  
COUNTY OF Dallas )

Dated: 4/16/09

On this 16<sup>th</sup> day of April, 2009  
before me the undersigned, a Notary Public in and for  
said State, personally appeared Jane E. Krumm and  
Eugene W. Krumm, wife and husband, 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.

  
\_\_\_\_\_  
Jane E. Krumm

  
\_\_\_\_\_  
Notary Public in and for said State

  
\_\_\_\_\_  
Eugene W. Krumm

