

Document 2009 1862

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Date 6/12/2009 Time 1:20 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$231.20
Rev Stamp# 119 DOV# 126

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓mca

This instrument prepared by:

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

Phone # (515) 453-4690

Return to:

David T. Garlich and Carrie L. Garlich, 803 W Jefferson, Winterset, IA 50273

Mail tax statements to:

David T. Garlich and Carrie L. Garlich, 803 W Jefferson, Winterset, IA 50273

File # 17588 kc

\$145,000.00

WARRANTY DEED



Legal:

The East Half (1/2) and the East 25 Feet of the West Half (1/2) of the South One-fifth (1/5) and of the South 20 Feet of the North Four-fifths (4/5), of the North 11 Chains of the East 4 Chains and 54 3/4 links of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard A. McCormick and Carolyn S. McCormick, husband and wife**, do hereby convey unto **David T. Garlich and Carrie L. Garlich, 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

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 Madison)

SS:

On this 6 day of June, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Richard A. McCormick and Carolyn S. McCormick, 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.

Steven R. Weeks

Notary Public in and for said State



Dated: 6-6-09

Richard A. McCormick
Richard A. McCormick

Carolyn S. McCormick
Carolyn S. McCormick