

Document 2009 1659

Book 2009 Page 1659 Type 03 001 Pages 2

Date 5/29/2009 Time 12:02 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 113 DOV# 119

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

MCA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street • Suite 105, West Des Moines, Iowa 50266-5924

Mail tax statements to:

JEFFREY AND STEPHANIE MCCLANAHAN, 125 North Park, Truro, Iowa 50257

File #VKW (rfb)09030046

\$84,900.00

WARRANTY DEED

Legal: **The South 94 feet of the East 150 feet of Park Lot in Block Four (4) of the Original Town of Truro (formerly called Ego), Madison County, Iowa**



Address: 125 North Park, Truro, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffrey Scott Defenbaugh and Jolee A. Defenbaugh, a married couple**, do hereby convey unto **Jeffrey McClanahan and Stephanie McClanahan, a married couple**, 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 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 Wack)

SS:

On this 12 day of May, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Jeffrey Scott Defenbaugh and Jolee A. Defenbaugh, a married couple**, 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.

Betsy Haas Reineck
Notary Public in and for said State

Dated: 5-12-, 2009

Jeffrey Scott Defenbaugh
Jeffrey Scott Defenbaugh

Jolee A. Defenbaugh
Jolee A. Defenbaugh

BETSY HAAS-REINECK
Notary Seal - Iowa
Commission No. 165434
My Commis. June 17, 2010