



Document 2010 2702

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Date 10/29/2010 Time 2:19 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 588 DOV# 660

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$105,000

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Richard Grimes, 460 NW 3rd Street, Earlham, IA 50072

Mail tax statements to:

Richard Grimes, 460 NW 3rd Street, Earlham, IA 50072

Order No.: MES-30160

1/2

WARRANTY DEED

Legal: The West 75 feet of the East 155 feet of Lot 3 in Block 2 of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa.



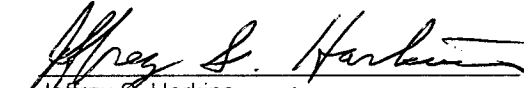
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jeffrey S. Harkins and Rhonda K. Harkins, husband and wife**, do hereby convey unto **Richard Grimes, a single person**, the above-described real estate.

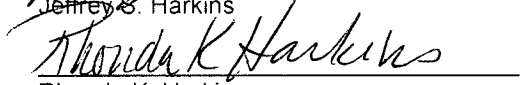
ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Joint Venture does hereby covenant with Grantee, and successors in interest, that the Joint Venture holds the real estate by title in fee simple; that it has 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 the Joint Venture covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

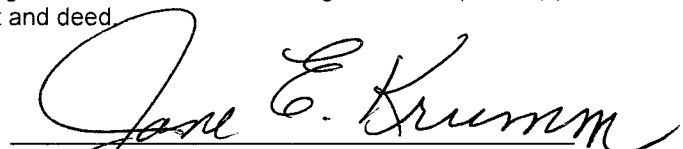


Jeffrey S. Harkins


Rhonda K. Harkins

STATE OF Iowa)
COUNTY OF Madison) SS:

On this 26th day of Oct., 2010, before me, a Notary Public in and for said State, personally appeared the above-signed, to me personally known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s) executed the same as their voluntary act and deed.



Notary Public in and for said State

