



Document 2010 2847

Book 2010 Page 2847 Type 03 001 Pages 2

Date 11/12/2010 Time 12:02 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

Rev Stamp# 602 DOV# 677

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return to:

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

Mail tax statements to:

RICHARD AND REBECCA HOUGHTALING, 3091 Wildrose Avenue, Truro, Iowa

File # 10030039 CO (rfb)

\$ 155,000.00

WARRANTY DEED

Legal: The Southeast Quarter of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼ SE ¼) of Section 15, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa

Address: 3091 Wildrose Avenue, Truro, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sally Lyn Phillips, formerly known as Sally Lyn Straight, a single person, does hereby convey unto Richard C. Houghtaling and Rebecca A. Houghtaling, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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 Polk)

SS:

Dated: 9-22-10, 2010

On this 22 day of September, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Sally Lyn Phillips, formerly known as Sally Lyn Straight, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Sally Lyn Phillips formerly
Sally Lyn Phillips, formerly known as
Sally Lyn Straight
Known as Sally Lyn Straight

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 17, 2013