

Document 2010 2880

Rev Stamp# 606 DOV# 680

Book 2010 Page 2880 Type 03 001 Pages 2 Date 11/15/2010 Time 1:15 PM

Rec Amt \$14.00 Aud Amt \$5.00 Rev Transfer Tax \$188.00

INDX **ANNO SCAN**

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Return to:

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Kelly D. Addy and Stacie A. Addy, 418 W Benton, Winterset, IA 50273

Mail tax statements to:

Kelly D. Addy and Stacie A. Addy, 418 W Benton, Winterset, IA 50273

Phone No.: (515)278-0623

2530B

Order No.: MES-30375

华/18,000.00

WARRANTY DEED

Legal: The East 17 1/2 Feet of Lot Four (4) and the West 58 Feet of Lot Five (5) of Croft Court Addition to Winterset, Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Dennis H. Reed and Agnes L. Reed, husband and wife, do hereby convey unto Kelly D. Addy and Stacie A. Addy, husband and wife, 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 the Grantors 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.

Dennis H. Reed

Agnes L. Reed

STATE OF Joura

COUNTY OF Madicion

SS:

On this day of <u>Noulimbor</u>, <u>2010</u>, 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