



Document 2010 3055

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Date 12/02/2010 Time 2:04 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$384.80

Rev Stamp# 621 DOV# 695

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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:

Christine Roseberry, 1217 Warren Ave, Cumming, IA 50061

Mail tax statements to:

Christine Roseberry, 1217 Warren Ave, Cumming, IA 50061

Order No.: MES-30957

$\frac{1}{1}$ \$241,000

WARRANTY DEED

Legal: Lots Seven (7) and Eight (8) of Rolling Acres subdivision located in the Northeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a part of said Lot Seven (7) described as commencing at a point 186 feet South of the Northeast corner of Section Thirteen (13), said point being the Northeast corner of said Lot Seven (7), thence South 85°00' West 395.56 feet along the North line of said Lot Seven (7), thence South 26.30 feet along the West line of said Lot Seven (7), thence North 85°32' East 395.25 feet, thence North 30 feet along the section line to the point of beginning.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Mark Fleagle, a single person**, does hereby convey unto **Christine Roseberry, a single person**, the above-described real estate.

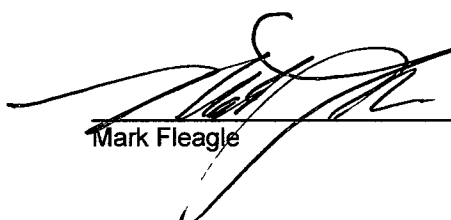
ABENDROTH & RUSSELL, P.C.

GWB #051-10

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.



 Mark Fleagle

STATE OF Iowa)
)
 COUNTY OF Madison) SS:

On this 30th day of November, 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

