



Document 2011 142

Book 2011 Page 142 Type 03 001 Pages 2  
Date 1/13/2011 Time 11:14 AM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$511.20  
Rev Stamp# 9 DOV# 10

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

2  
4

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:

Arren Wetzel and Rachel Wetzel, 2058 170th Ct, Winterset, IA 50273

Mail tax statements to:

Arren Wetzel and Rachel Wetzel, 2058 170th Ct, Winterset, IA 50273

Order No.: MES-31298

\$320,000

## WARRANTY DEED

Legal: **Lot Six (6) of Bennett Farms Subdivision located in the North Half (1/2) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **David J. Rooney and Holly S. Dolphin-Rooney, husband and wife**, do hereby convey unto **Arren Wetzel and Rachel Wetzel, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

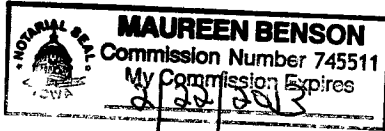
ABENDROTH & RUSSELL, P.C.

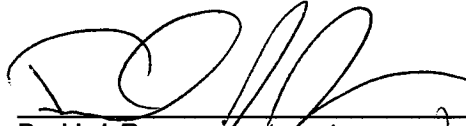
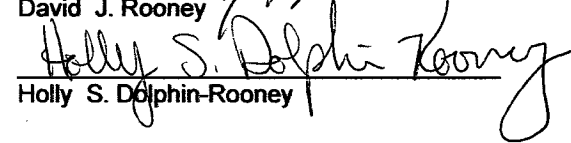
GW # 3

**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.



  
\_\_\_\_\_  
David J. Rooney  
  
\_\_\_\_\_  
Holly S. Dolphin-Rooney

STATE OF Iowa )  
COUNTY OF Polk ) SS:

On this 8 day of January, 2011, 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