



Document 2011 1013

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Date 4/21/2011 Time 3:12 PM
Rec Amt \$14.00 Aud Amt \$10.00
Rev Transfer Tax \$477.60
Rev Stamp# 107 DOV# 115
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
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:
STEPHANIE AND LAIRD VAN DEE, 2998 – 133rd Court, Van Meter, Iowa 50261 File # 11030036 CO (rtb)

2
3

\$299,000

WARRANTY DEED

Legal: Lot 14 in **WOODLAND VALLEY ESTATES SUBDIVISION**, located in the South Half of the Northeast Quarter (S ½ NE ¼) of Section 20 and in the South Half of the Northwest Quarter (S ½ NW ¼) of Section 21, all in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley estate Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by the First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office

Address: 2998 – 133rd Court, Van Meter, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Funaro and Amber Funaro, a married couple**, do hereby convey unto **Stephanie L. Van Dee and Laird Van Dee, 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

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they 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.

STATE OF IOWA

COUNTY OF Madison

SS:

On this 10 day of April, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael Funaro and Amber Funaro, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.


Notary Public in and for said State

Dated: 4-13-, 2011


Michael Funaro


Amber Funaro

BETSY HAAS-REINECK

Notarial Seal - IOWA

Commission No. 165434

My Commission Expires June 17, 2013