



Document 2011 1390

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Date 5/31/2011 Time 1:42 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 156 DOV# 166

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

1  
2 ✓

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:

Brandon Virden and Shyana Virden, 310 Main St, Saint Charles, IA 50240

Mail tax statements to:

Brandon Virden and Shyana Virden, 310 Main St, Saint Charles, IA 50240

Order No.: MES-32674/SR

\$114,900

# WARRANTY DEED

Legal: **Lots Three (3) and Six (6) in Block One (1) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Curtis O Whited, a single person and Rachel M Whited, a single person**, do hereby convey unto **Brandon Virden and Shyana Virden, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

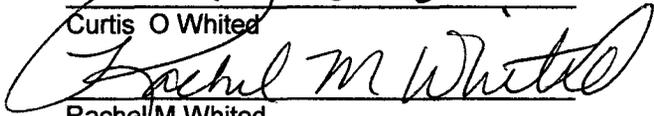
ABENDROTH & RUSSELL, P.C.

GW#1

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

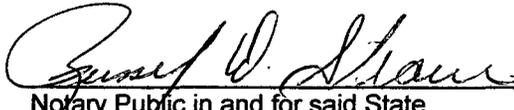
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
Curtis O Whited  
  
Rachel M Whited

STATE OF Iowa )  
COUNTY OF Madison ) SS:

On this 11 day of May, 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

