



Document 2011 1858

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Date 7/18/2011 Time 1:10 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$637.60

Rev Stamp# 213 DOV# 227

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

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Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (334ESP)

✓ Return To: Todd M. Carr, 1440 Tristan Court, Van Meter, Iowa 50261

Taxpayer Information: Todd M. Carr, 1440 Tristan Court, Van Meter, Iowa 50261

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\*399,000.<sup>00</sup>

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Brett M. Stewart and Melissa Stewart, husband and wife**, do hereby Convey to **Todd M. Carr and Catherine O. Carr, husband and wife**, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

**Lot 10 of Phase 1, TIMBER RIDGE ESTATES, located in the NE ¼ of Section 29, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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.

ST 11 3404-1

✓ 138813

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.

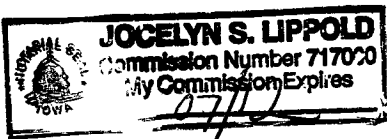
Dated: 7-6-2011

Brett M. Stewart  
Brett M. Stewart

Melissa Stewart  
Melissa Stewart

STATE OF IOWA )  
COUNTY OF POYC ) ss:

On this 6th day of July, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared Brett M. Stewart and Melissa Stewart, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for said State