



Document 2011 2285

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Date 8/29/2011 Time 12:48 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$191.20  
Rev Stamp# 245 DOV# 262

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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:  
Chris Coffman, 1381 Warren Ave, Cumming, IA 50061  
Mail tax statements to:  
Chris Coffman, 1381 Warren Ave, Cumming, IA 50061 Order No.: MES-34852/KC

1/2

\$ 120,000.00

# WARRANTY DEED

Legal: Lot One (1) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) 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, **Brian A. Pressler, a single person**, does hereby convey unto **Chris Coffman, a single person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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.

Brian A. Pressler

STATE OF Iowa )  
 )  
COUNTY OF Dallas ) SS:

This instrument was acknowledged before me on Aug 24 20 11 by Brian A. Pressler, a single person.

Notary Public in and for said State

