



Document 2011 2647

Book 2011 Page 2647 Type 03 001 Pages 2  
Date 10/06/2011 Time 1:29 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$202.40  
Rev Stamp# 288 DOV# 304  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

4/3  
E ✓

This instrument prepared by:  
MARK U. ABENDROTH, Ab endroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)278-0623  
Return to:  
Christopher J Mlynarik and Nicole M Mlynarik, 32 2 6th Ave N, Winterset, IA 50273  
Mail tax statements to:  
Christopher J Mlynarik and Nicole M Mlynarik, 32 2 6th Ave N, Winterset, IA 50273 Order No.: MES-35191/SE

\$121,000

# WARRANTY DEED

Legal: **The North Half (N1/2) of Lots One (1) and Two (2), in Block Twelve (12), of West Addition to the Town of Winterset, in Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Brandon David-Abbott Swadley and Sarah Somer Kelley, husband and wife**, do hereby convey unto **Christopher J Mlynarik and Nicole M Mlynarik, 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.

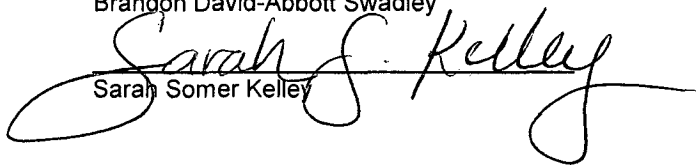
GW#1

**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.

  
Brandon David-Abbott Swadley

  
Sarah Somer Kelley

STATE OF Iowa )  
COUNTY OF Waukegan )

SS:

This instrument was acknowledged before me on Sept 29 2011 by Brandon David-Abbott Swadley and Sarah Somer Kelley, husband and wife.

  
Notary Public in and for said State

