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Date 10/19/2011 Time 1:32 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$45.60

Rev Stamp# 305 DOV# 320

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

John Max Davis, 12721 Ford Trl N, Indianola, IA 50125

Mail tax statements to:

John Max Davis, 12721 Ford Trl N, Indianola, IA 50125

Order No.: MES-35913/KC

\$29,000

WARRANTY DEED

Legal: **Lot 6 and the West 8 feet of Lot 5 in Block 1 of Hull's Addition to the Town of Truro, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Bradley S. Rosander and Charity Rosander, husband and wife**, do hereby convey unto **John Max Davis**, the above-described real estate.



ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

Bradley S. Rosander

Bradley S. Rosander

Charity Rosander

Charity Rosander

STATE OF Iowa)
COUNTY OF Linn)

SS:

This instrument was acknowledged before me on 10-16 2011 by Bradley S. Rosander and Charity Rosander, husband and wife.

Jeri Hudnut

Notary Public in and for said State

