



Document 2011 2960

Book 2011 Page 2960 Type 03 001 Pages 2

Date 11/07/2011 Time 9:34 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20

Rev Stamp# 319 DOV# 335

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

JOAN AND ROGER NOLD, 2912 Woodland Avenue, Truro, Iowa 50257

File # 11030146 CO (rfb)

\$ 305,000.00

## WARRANTY DEED

Legal: **Parcel "E" located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 12, Township 74 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 22.33 acres, as shown in Plat of Survey filed in Book 3, Page 615 on August 9, 2000 in the Office of the Recorder of Madison County, Iowa**



Address: 2912 Woodland Avenue, Truro, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David Underwood and Robin Underwood, a married couple**, do hereby convey unto **Joan L. Nold and Roger M. Nold, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

### 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 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.

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.

STATE OF Iowa )  
COUNTY OF Polk ) SS:

On this 27 day of October, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared **David Underwood spouse of Robin Underwood**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Betsy Haas-Reineck  
Notary Public in and for said State

Dated: 10/27/2011, 2011

David Underwood  
David Underwood

BETSY HAAS-REINECK  
Notarial Seal - IOWA  
Commission No. 165434  
My Commission Expires June 16, 2013

STATE OF DELAWARE )  
COUNTY OF Kent ) SS:

On this 25 day of October, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared **Robin Underwood spouse of David Underwood**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Bernadette A. Monroe  
Notary Public in and for said State

Dated: 10 - 25, 2011

Robin Underwood  
Robin Underwood

