



Document 2011 3305

Book 2011 Page 3305 Type 03 001 Pages 2  
Date 12/08/2011 Time 11:06 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$199.20  
Rev Stamp# 352 DOV# 371

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)453-4214

Return to:

Timothy M. Porter and Elizabeth A. Porter, 3126 Timber Ridge Ln, Truro, IA 50257

Mail tax statements to:

Timothy M. Porter and Elizabeth A. Porter, 3126 Timber Ridge Ln, Truro, IA 50257

Order No.: MES-36393/LA

\$ 125,000.00

## WARRANTY DEED

Legal: Parcel "A", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.412 acres, as shown in Plat of Survey filed in Book 3, Page 643 on November 7, 2000 in the Office of the Recorder of Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Kaye Loraine Hurst, a/k/a Kaye L. Hurst, a single person**, does hereby convey unto **Timothy M. Porter and Elizabeth A. Porter, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

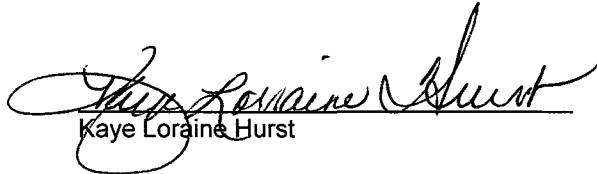
ABENDROTH & RUSSELL, P.C.

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**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, 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.

  
Kaye Loraine Hurst

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on Nov. 30<sup>th</sup> 2011 by Kaye Loraine Hurst, a/k/a Kaye L. Hurst, a single person.

  
Notary Public in and for said State

