



Document 2011 3472

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$207.20

Rev Stamp# 373 DOV# 397

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

## WARRANTY DEED

### Recorder's Cover Sheet

3  
\$  
\$ 130,000.00

**Preparer Information:** (name, address and phone number)

Robert J. Douglas, Jr.

4201 Westown Parkway, Suite 300

West Des Moines, IA 50266

Phone: (515) 288-2500

**Taxpayer Information:** (name and complete address)

Roger E. Short and Lori R. Short, 2450 Bevington Park Road, St. Charles, Iowa 50240

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✓ **Return Document To:** (name and complete address)

Roger E. Short and Lori R. Short, 2450 Bevington Park Road, St. Charles, Iowa 50240

**Grantors:**

Donald E. Monaghan

**Grantees:**

Roger E. Short and Lori R. Short

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** n/a

## WARRANTY DEED

For the consideration of One & 00/100 Dollar(s) and other valuable consideration, Donald E. Monaghan, single person does hereby Convey to Roger E. Short and Lori R. Short, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in ~~Madison~~ County, Iowa:

The Southwest Quarter (1/4) Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: EXCEPT Parcel "A", located therein, containing 5.05 acres, as shown in Plat of Survey filed in Book 2, Page 667 on April 8, 1996, in the Office of the Recorder, Madison County, Iowa; AND EXCEPT Monaghan Rogers Subdivision, located therein, containing 7.06 acres, as shown in Plat of Survey filed in Book 2006, Page 5180 on December 14, 2006, in the Office of the Recorder, Madison County, Iowa.

AND Lot One (1) of Monaghan Rogers Subdivision located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND Lot Two (2) of Monaghan Rogers Subdivision located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa

Subject to zoning, covenants and easements of record, if any.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them. 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.

Dated: December 19, 2011

Donald E. Monaghan  
Donald E. Monaghan

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on December 19, 2011, by Donald E. Monaghan.

[Signature]  
\_\_\_\_\_, Notary Public

