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Date 1/10/2012 Time 3:32 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$231.20

Rev Stamp# 8 DOV# 9

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: (515)453-5724

Return to:

Rheba Wilmes, 2311 Norwood Ave, Winterset, IA 50273

Mail tax statements to:

Rheba Wilmes, 2311 Norwood Ave, Winterset, IA 50273

Order No.: MES-33657/CC

145,000.00

WARRANTY DEED

Legal: **Lot One (1) of Walter's Acres, a subdivision located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Richard L. Walters and Bobbi Walters, husband and wife**, does hereby convey unto **Rheba Wilmes**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

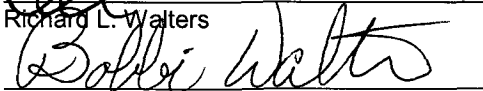
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.



Richard L. Walters



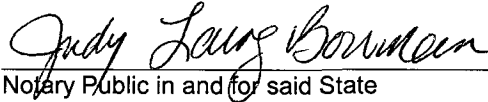
Bobbi Walters

STATE OF Virginia)

COUNTY OF Clarke)

SS:

This instrument was acknowledged before me on December 24 2011 by Richard L. Walters and Bobbi Walters, husband and wife.


Notary Public in and for said State