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Date 4/02/2012 Time 2:01 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$97.60

Rev Stamp# 82 DOV# 83

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: (515)453-4635

Return to:

Theresa E. Corrigan, ~~Walnut Cove, L13, Cumming, IA 50061~~

325 Sherrylynn Blvd, Pleasant Hill, IA 50327

Mail tax statements to:

Theresa E. Corrigan, ~~Walnut Cove, L13, Cumming, IA 50061~~

325 Sherrylynn Blvd, Pleasant Hill, IA 50327

Order No.: MES-37608/MF

\$61,500

WARRANTY DEED

Legal: **Lot Thirteen (13) in WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-Six (26) 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, **Randy Forte and Janet Forte, husband and wife**, do hereby convey unto **Theresa E. Corrigan, a married person**, the above-described real estate.

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.

Randy Forte

Randy Forte

Janet Forte

Janet Forte

STATE OF Iowa)
) SS:
COUNTY OF Madison)

This instrument was acknowledged before me on March 28 2012 by Randy Forte and Janet Forte, husband and wife.

Kimberly A. Mraz
Notary Public in and for said State

Iowa Notarial Seal
Kimberly A. Mraz
Commission Number 764711
My Commission Expires 9/21/2013