



Document 2012 1460

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Date 5/18/2012 Time 12:44 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 150 DOV# 155

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  
Return to:  
Michele M. Pedersen and Michael Pedersen, 2689 NW 161st St, Clive, IA 50325  
Mail tax statements to:  
Michele M. Pedersen and Michael Pedersen, 2689 NW 161st St, Clive, IA 50325

40758 REGNWB  
Phone No.: (515)453-5724

Order No.: MES-38577/CC

VE

2/1/12

\$ 80,000.00

## WARRANTY DEED

Legal: Lots Twenty-two (22) and Twenty-three (23) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), 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, **David L. Robbins and Brenda Bohnenkamp, husband and wife**, does hereby convey unto **Michele M. Pedersen and Michael Pedersen, wife and husband**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**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.



David L. Robbins

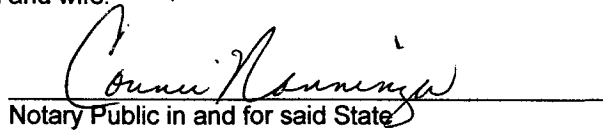
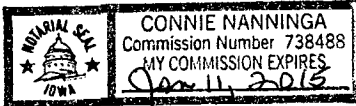


Brenda Bohnenkamp

STATE OF Iowa )  
COUNTY OF Madison )

ss: 256470728

This instrument was acknowledged before me on May 8 2012 by David L. Robbins and Brenda Bohnenkamp, husband and wife.



Notary Public in and for said State