



Document 2012 2048

Book 2012 Page 2048 Type 03 001 Pages 2

Date 7/12/2012 Time 2:18 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$58.40

Rev Stamp# 207 DOV# 225

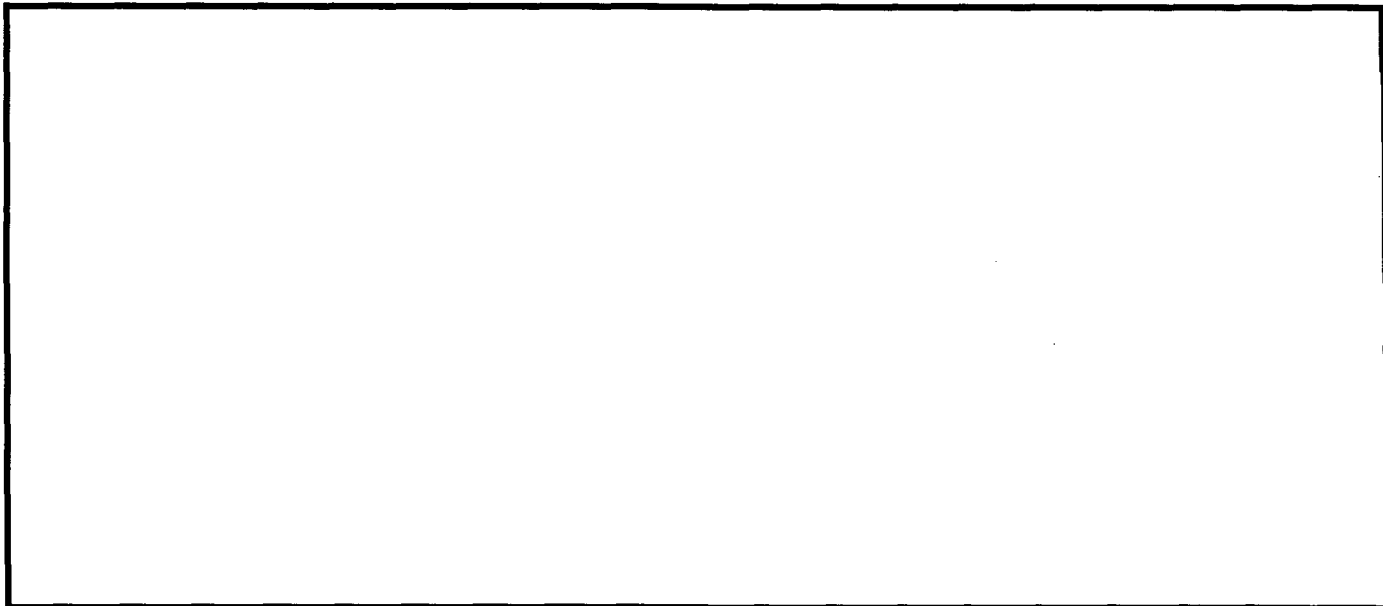
INDX ✓

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)453-4618

Return to:

Marc Helf and Dianna Helf, 521 E Buchanan St, Winterset, IA 50273

Mail tax statements to:

Marc Helf and Dianna Helf, 521 E Buchanan St, Winterset, IA 50273

Order No.: MES-39746/SR

\$ 37,000.00

## WARRANTY DEED

Legal: **The East 60 feet of Lot Eight (8) in Block Six (6) of North Addition to the Town of Winterset in Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Nationwide Advantage Mortgage Company, a corporation**, does hereby convey unto **Marc Helf and Dianna Helf, a married couple, 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**

The Corporation does hereby covenant with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Nationwide Advantage Mortgage Company  
BY: [Signature]

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on July 10<sup>th</sup> 2012 by Karla Noel as Vice President of Nationwide Advantage Mortgage Company.

[Signature]  
Notary Public in and for said State

