



Document 2012 2283

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Date 8/03/2012 Time 11:38 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$212.00

Rev Stamp# 234 DOV# 255

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

RUSSELL & VICKI ROBERTS, 804 East Madison Street, Winterset, Iowa 50273

A&R File # 20680-12-RLO (rfb)

\$ 133,000.00

SPECIAL WARRANTY DEED

Legal: **Lot Nine (9) of Helen McCall Huntoon Addition Plat No. 3 to the City of Winterset, Madison County, Iowa**



Address: 804 East Madison Street, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **N.P. Dodge, Jr., as Trustee under the Trust Agreement dated the 14th day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr.,** does hereby convey unto **Russell E. Roberts and Vicki J. Roberts, a married couple,** as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS INCLUDING MINERAL EXCEPTIONS, IF ANY, OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under said Grantor, and not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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.

STATE OF Nebraska)
)
COUNTY OF Douglas) SS:

On this 9th day of July, 2012, before me the undersigned, a Notary Public in and for said State, personally appeared **N.P. Dodge, Jr., Trustee**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Linda L Woolley
Notary Public in and for said State

Dated: July 9th, 2012

N.P. Dodge Jr
N.P. Dodge, Jr., Trustee

