



Document 2012 2520

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Date 8/28/2012 Time 12:43 PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20 Rev Stamp# 259 DOV# 279

INDXL 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:

Tim Borseth, 345 S Atkinson St, Truro, IA 50257

Mail tax statements to:

Tim Borseth, 345 S Atkinson St, Truro, IA 50257

Order No.: MES-40833/SR



WARRANTY DEED

Lot Five (5) in Block One (1) of Atkinson's First Addition to the Town of Truro, Legal: Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Bonnie D Walker, a single person by and through Teresa L. DeAngelis, as attorney-in-fact, does hereby convey unto Tim Borseth, a single person, 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 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.

Teresa L. DeAngelis
As attorney-in-fact for
Bonnie D Walker

This instrument was acknowledged before me on August 20 / by Teresa L. DeAngelis, as attorney-in-fact for Bonnie D Walker, a single person.

SS:

ARIAL SCATILITION OF ARIAL SCA

Notary Public in and for said State