



Document 2012 3079

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Date 10/12/2012 Time 11:42 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$141.60

Rev Stamp# 318 DOV# 338

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)453-4625

Return to:

Joshua Boehm, 622 N 7th St, Winterset, IA 50273

Mail tax statements to:

Joshua Boehm, 622 N 7th St, Winterset, IA 50273

Order No.: MES-40779/JC

\$ 89,000.00

WARRANTY DEED

Legal: **The North Half (1/2) of Lots One (1) and Two (2) in Block Four (4) of Danforth's Addition to Winterset, Madison County, Iowa.**




For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Zackary J Richardson and Megan Richardson, husband and wife**, does hereby convey unto **Joshua Boehm, 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 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.



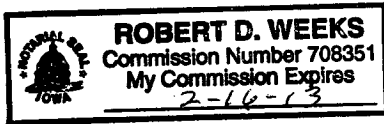
Zackary J Richardson

Meghan Richardson
Megan Richardson

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on OCT 7 2012 by Zackary J Richardson and Megan Richardson, husband and wife.



R. Weeks
Notary Public in and for said State