



Document 2012 3426

Book 2012 Page 3426 Type 03 001 Pages 3
Date 11/13/2012 Time 1:05 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$72.80
Rev Stamp# 350 DOV# 370
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

This instrument prepared by:
MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4614
Return to:
Ryan Waldkirch and Joye Waldkirch, ~~Walnut Cove Estates, L4, P1, Cumming, IA 50061~~
Mail tax statements to: *732 SE Richland Ct., Ankeny, IA 50021*
Ryan Waldkirch and Joye Waldkirch, ~~Walnut Cove Estates, L4, P1, Cumming, IA 50061~~ Order No.: MES-42540/JV

\$46,000.00

WARRANTY DEED

Legal: **Lot 4 of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 25, Township 77 North, Range 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, **Milford Roy Fonza, Sr., a single person, and Milford Roy Fonza, Jr., a single person,** do hereby convey unto **Ryan Waldkirch and Joye Waldkirch, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

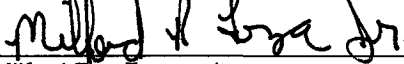
212

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have 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 Grantors covenant 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.

Milford Roy Fonza, Sr.

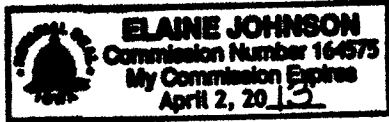


Milford Roy Fonza, Jr.

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on November 6 2012 by Milford Roy Fonza, Sr., a single person, and Milford Roy Fonza, Jr., a single person,.



Elaine Johnson
Notary Public in and for said State

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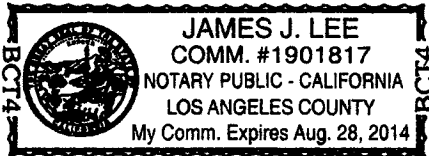
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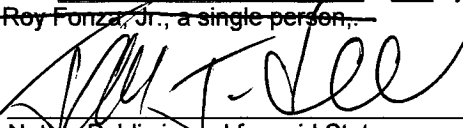

Milford Roy Fonza, Sr.

Milford Roy Fonza, Jr.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:

This instrument was acknowledged before me on NOV 06 2012 by Milford Roy Fonza, Sr., a single person, and ~~Milford Roy Fonza, Jr., a single person,~~




Notary Public in and for said State