

Document 2012 3497

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Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$22.40

TNDX < **ANNO SCAN** 

LISA SMITH, COUNTY RECORDER

Rev Stamp# 356 DOV# 376

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Donald W. Bruett and Linda K. Bruett, 310 E Filmore St, Winterset, IA 50273

Mail tax statements to:

Donald W. Bruett and Linda K. Bruett, 310 E Filmore St, Winterset, IA 50273

Phone No.: (515)453-4637

Order No.: MES-42656/BS

#14,500,00

## WARRANTY DEED

Legal: The East 66 feet of the West 132 feet of the North 132 feet of Lot Six (6) of Depot Addition to the Town of Winterset, Madison County, Iowa, more particulary

described as follows: Commencing 66 feet East of the northwest corner of said Lot Six (6), and running thence East 66 feet; thence South 132 feet; thence West 66

feet; thence North 132 feet to the place of beginning.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Kyle Kuhns, a single person, does hereby convey unto Donald W. Bruett and Linda K. Bruett, 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.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, 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.