



Document 2012 3736

Book 2012 Page 3736 Type 03 001 Pages 2

Date 12/11/2012 Time 11:31 AM

Rec Amt \$12.00 Aud Amt \$5.00

Revenue Tax: \$303.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 373 DOV# 395

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)453-4618

Return to:

Jacob Gookin, 2494 Wildrose Ct, Saint Charles, IA 50240

Mail tax statements to:

Jacob Gookin, 2494 Wildrose Ct, Saint Charles, IA 50240

Order No.: MES-41595/SR

\$ 190,000.00

## WARRANTY DEED

Legal: **Lot Five (5) of Cunningham Rural Estates Sub-District, Madison County, Iowa, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (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, **Stanley F Rogers and Carolyn L Rogers, husband and wife**, do hereby convey unto **Jacob Gookin, a single person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C. 0253385

ABENDROTH & RUSSELL, P.C.

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

Grantors do hereby covenant with Grantee, 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.

Stanley F. Rogers  
Stanley F Rogers

Carolyn L. Rogers  
Carolyn L Rogers

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on Oct. 10<sup>th</sup> 2012 by Stanley F Rogers and Carolyn L Rogers, husband and wife.

Jeff Rogers  
Notary Public in and for said State

