



Document 2013 646

Book 2013 Page 646 Type 03 001 Pages 2

Date 3/01/2013 Time 3:29 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$294.40

Rev Stamp# 56 DOV# 53

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4635

Return to: *2323 Elmwood Ave, Winterset, IA 50273*

Kandi M. Johnson, Earham Rd, Earham, IA 50072

Mail tax statements to: *2323 Elmwood Ave, Winterset, IA 50273*

Kandi M. Johnson, Earham Rd, Earham, IA 50072

Order No.: MES-43873/MF

\$ 184,500.00

WARRANTY DEED

Legal: **Parcel "B" located in the Southwest Fractional Quarter (SW Fr. 1/4) of the Northwest Quarter (NW 1/4) and in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 44.167 acres, as shown in Plat of Survey filed in Book 2001, Page 5346 on November 29, 2001, in the Office of the Recorder of Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Roger E. Howell and Karen Ann Wassather, husband and wife**, do hereby convey unto **Kandi M. Johnson, a single person**, the above-described real estate.

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.

Roger E Howell
Roger E. Howell

Karen Ann Wassather
Karen Ann Wassather

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on February 19 2013 by Roger E. Howell and Karen Ann Wassather, husband and wife.

[Signature]
Notary Public in and for said State

