



Document 2013 924

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Date 3/29/2013 Time 4:07 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 85 DOV# 86

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

REBECCA AND NATHAN EDDY, 318 North 3rd Avenue, Winterset, Iowa 50273

File # 13030023 CO (rfb)

\$150,000

WARRANTY DEED

Legal: **Parcel "B" and an undivided one-half (1/2) interest in the common areas and facilities of the North Street Townhouse Association as shown in the Townhouse Declaration dated and filed in the Madison County Recorder's Office on May 18, 2001, in Book 2001 at Page 2018**



Address: 318 North 3rd Avenue, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Betty M. Grandfield, formerly known as Betty M. Niblo, and Robert C. Grandfield, a married couple**, do hereby convey the above-described real estate to **Rebecca R. Eddy and Nathan A. Eddy, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 they 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.

STATE OF Arizona)
)
COUNTY OF Pinal) SS:

Dated: March 13, 2013

On this 13 day of March, 2013, before me the undersigned, a Notary Public in and for said State, personally appeared **Betty M. Grandfield, formerly known as Betty M. Niblo, and Robert C. Grandfield, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Betty M Grandfield
Betty M. Grandfield, formerly known as
Betty M. Niblo

Robert C Grandfield
Robert C. Grandfield

Karen V. Weaver
Notary Public in and for said State

