

Document 2013 1222

Book 2013 Page 1222 Type 03 001 Pages 2 Date 5/02/2013 Time 10:10 AM Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$248.80 Rev Stamp# 115 DOV# 113

INDX V ANNO **SCAN**

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

This instrument prepared by:

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

Return to:

Aric R. Cunningham, 745 5th St NE, Earlham, IA 50072

Mail tax statements to:

Aric R. Cunningham, 745 5th St NE, Earlham, IA 50072

Phone No.: (515)453-4637

Order No.: MES-44229/BS

\$156,000

WARRANTY DEED

Lot Three (3) of Clearview Third Addition to the City of Earlham, Madison County, Legal: lowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Laura E. Gates, a single person, does hereby convey unto Aric R. Cunningham, a married person, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.

James E Gates

Laura E. Gates

STATE OF ____

COUNTY OF Madison

SS:

This instrument was acknowledged before me on _

_20<u>13</u> by Laura E.

Gates, a single person.

Notary ⊉ublic in and for said State

LESA C. KELLY
Commission Number 771577
My Commission Expires
February 8, 2015