

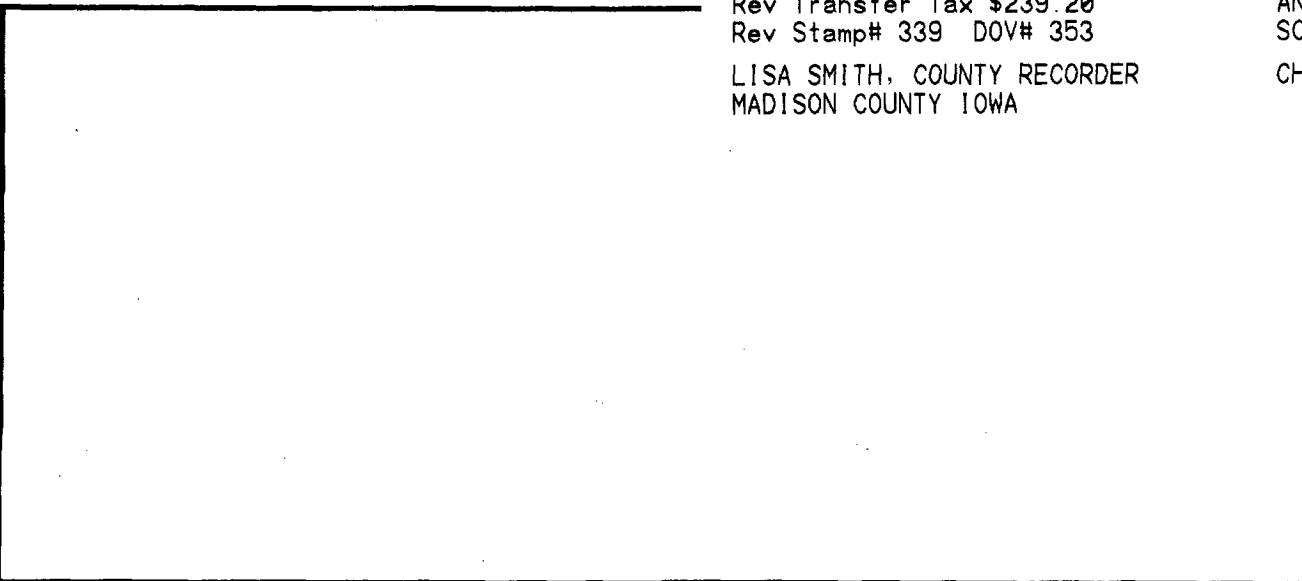


Document 2013 3350

Book 2013 Page 3350 Type 03 001 Pages 2  
Date 11/04/2013 Time 11:01 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$239.20  
Rev Stamp# 339 DOV# 353

INDX ✓  
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 Phone No.: (515)453-4637  
Return to:  
Terri L. Groover and Craig A. Groover, 420 E 1st St, Earlham, IA 50072  
Mail tax statements to:  
Terri L. Groover and Craig A. Groover, 420 E 1st St, Earlham, IA 50072 Order No.: MES-48916/BS

\$ 150,000.00

# WARRANTY DEED

Legal: Lots Eleven (11), Twelve (12), and the North Half (1/2) of Lot Ten (10), Block Four (4) of Allen's Addition to the Town of Earlham, Madison County, Iowa.




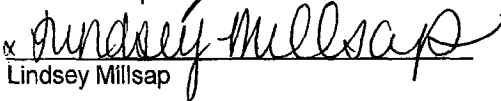
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Lance Millsap and Lindsey Millsap, husband and wife, do hereby convey unto Terri L. Groover and Craig A. Groover, wife and husband, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

1  
2

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

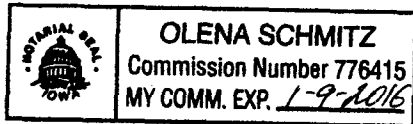
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

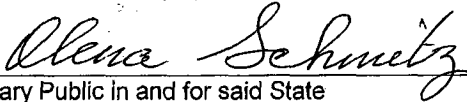
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
Lance Millsap  
x   
Lindsey Millsap

STATE OF Iowa )  
COUNTY OF Cerro Gordo ) SS:

This instrument was acknowledged before me on October 26 2013 by Lance Millsap and Lindsey Millsap, husband and wife.



  
Notary Public in and for said State