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Date 4/07/2014 Time 2:56 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 103 DOV# 112

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (138RMX)

✓ Return To: Bobbi Ann Frusher, 2011 Woody Ct, Prole, IA 50229

Taxpayer Information: Bobbi Ann Frusher, 2011 Woody Ct, Prole, IA 50229

\$ 275,000.00

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dennis W. Woods, and Teresa Woods, husband and wife**, do hereby convey to **Bobbi A. Frusher, a single person**, the following described real estate in Polk County, Iowa:

Lot Six (6) of Woods Addition, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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.

Dated: April 4, 2014



Dennis W. Woods



Teresa Woods

STATE OF IOWA)
) ss:
COUNTY OF Warren)

On this 4 day of April, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared Dennis W. Woods and Teresa Woods, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Misty Soldwisch
Notary Public in and for said State