



Document 2012 936

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Date 4/03/2012 Time 10:59 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$239.20
Rev Stamp# 85 DOV# 86

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

1/2

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-6211

Return to:

Neil P Armstrong, ~~3035 105th St~~, Van Meter, IA 50261

1074 Quail Ridge Ave.

Mail tax statements to:

Neil P Armstrong, ~~3035 105th St~~, Van Meter, IA 50261

Order No.: MES-37854/DV

\$150,000

WARRANTY DEED

Legal:

The North 330 feet of the West 650 feet of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Garnetta Boughton, a single person**, does hereby convey unto **Neil P Armstrong**, 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.

Garnetta Boughton
Garnetta Boughton

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on March 31 2012 by Garnetta Boughton, a single person.

Connie Ridgway
Notary Public in and for said State

