



Document 2012 1033

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Date 4/11/2012 Time 10:43 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$178.40

Rev Stamp# 100 DOV# 103

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone No.: (515)453-5724

Return to:

Joshua W. Thompson and Sara Thompson, 710 W Benton St, Winterset, IA 50273

Mail tax statements to:

Joshua W. Thompson and Sara Thompson, 710 W Benton St, Winterset, IA 50273

Order No.: MES-37632/CC

\$112,000.⁰⁰

WARRANTY DEED

Legal:

A tract of land described as follows: Commencing at a point 149 feet East and 25 feet South of the Northwest Corner of the South Half (S ½) of the North Half (N ½) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence East 99 feet, thence South 107 feet, thence West 99 feet, thence North 107 feet to the point of beginning, EXCEPT Parcel "U" lying therein, containing 257 square feet, as shown in Plat of Survey filed in Book 2011, Page 1802 on July 8, 2011, in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Doris R. Wilkie, a single person**, does hereby convey unto **Joshua W. Thompson and Sara Thompson, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

EV Anfinson + Luce
726 W 4th St, Waterloo IA 50702

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, 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.

Doris R. Wilkie
Doris R. Wilkie

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on Feb 27 2012 by Doris R. Wilkie, a single person.

[Signature]
Notary Public in and for said State

