



Document 2012 1235

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Date 4/27/2012 Time 4:13 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 119 DOV# 123

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)453-4637

Return to:

Nicholas M. Button and Elizabeth S. Button, 325 3Rd st NW, Earlham, IA 50072

Mail tax statements to:

Nicholas M. Button and Elizabeth S. Button, 325 3Rd st NW, Earlham, IA 50072

Order No.: MES-38936/BS

\$ 95,000.00

## WARRANTY DEED

Legal: **The East Seventy (70) feet of Lots Seven (7), Eight (8), and Nine (9), in Block Three (3) of Academy Addition to Earlham, Madison County, Iowa; AND a tract of land being part of the alley in said Block Three (3), more particularly described as follows: Commencing at the Southeast corner of said Lot Seven (7), thence North 132 feet, more or less, to the Northeast corner of said Lot Nine (9), thence East 10 feet, thence South 132 feet, thence West 10 feet, more or less, to the point of beginning.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Patricia Richart, a single person**, does hereby convey unto **Nicholas M. Button and Elizabeth S. Button, 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.

**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.

Patricia Richart  
Patricia Richart

STATE OF Iowa )  
COUNTY OF Madison ) SS: [REDACTED]

This instrument was acknowledged before me on April 27th 2012 by Patricia Richart, a single person.



Lesa C. Kelly  
Notary Public in and for said State