



Document 2012 2580

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Date 9/04/2012 Time 1:32 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$163.20

Rev Stamp# 266 DOV# 290

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)453-4635

Return to:

✓ Amanda J. Jazwinski, 525 NW 5th St, Earlham, IA 50072

Mail tax statements to:

Amanda J. Jazwinski, 525 NW 5th St, Earlham, IA 50072

Order No.: MES-40855/MF

\$102,500

WARRANTY DEED

Legal: Lot Three (3) of Eivins Addition Plat Two in 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, **Kari A. Waechter, a single person**, does hereby convey unto **Amanda J. Jazwinski**, 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.

Kari A. Waechter
Kari A. Waechter

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on 31st of Aug 2012 by Kari A. Waechter, a single person.

[Signature]
Notary Public in and for said State

