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Book 2012 Page 2597 Type 03 001 Pages 2

Date 9/05/2012 Time 11:35 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 269 DOV# 293

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)453-4625

Return to:

Landon Keim, 725 NE 5th St, Earlham, IA 50072

Mail tax statements to:

Landon Keim, 725 NE 5th St, Earlham, IA 50072

Order No.: MES-41097/JC

\$ 149,900.00

WARRANTY DEED

Legal: **Lot One (1) of Clearview Third Addition to the City of Earlham, Madison County, Iowa.**



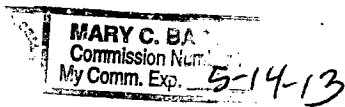
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Susan R. Bunnell, a single person**, does hereby convey unto **Landon Keim, a single person and Sarah Noland, a single person, as Joint Tenants with full rights of survivorship 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.



Susan R. Bunnell
Susan R. Bunnell

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on August 24th 2012 by Susan R. Bunnell, a single person.

Mary C. Barteles
Notary Public in and for said State