



Document 2012 3011

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Date 10/08/2012 Time 11:48 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$823.20

Rev Stamp# 309 DOV# 330

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)453-6211

Return to:

Patricia J.S. Lancaster and Jeffrey A. Lancaster, 1353 Vintage Ct, Cumming, IA 50061

Mail tax statements to:

Patricia J.S. Lancaster and Jeffrey A. Lancaster, 1353 Vintage Ct, Cumming, IA 50061

Order No.: MES-42122/DV

\$ 515,000.00

WARRANTY DEED

8137WCF

Legal: Lot Eight (8) of St. Johns Woods Subdivision, a subdivision in the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



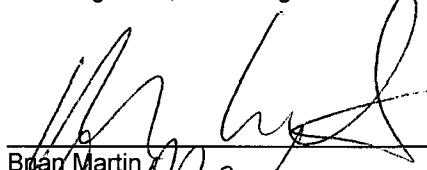
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Brian Martin and Lori Martin, husband and wife**, do hereby convey unto **Patricia J.S. Lancaster and Jeffrey A. Lancaster, wife and husband**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

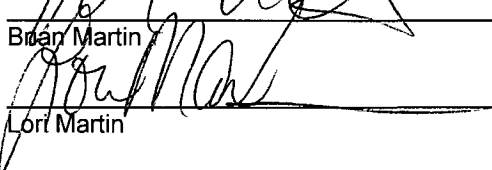
ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have 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 Grantors covenant 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.

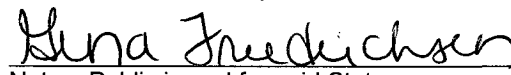
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Brian Martin


Lori Martin

STATE OF Iowa)
COUNTY OF POIK) SS:

This instrument was acknowledged before me on October 4 2012 by Brian Martin and Lori Martin, husband and wife.


Notary Public in and for said State

