



Document 2012 3228

Book 2012 Page 3228 Type 03 001 Pages 2
Date 10/26/2012 Time 2:00 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$328.80
Rev Stamp# 330 DOV# 349
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:

Brian L. Sheffield and Kristin J. Sheffield, 840 6th St NE, Earlham, IA 50072

Mail tax statements to:

Brian L. Sheffield and Kristin J. Sheffield, 840 6th St NE, Earlham, IA 50072

Order No.: MES-42238/BS

\$206,000

WARRANTY DEED

Legal: Lot Two (2) of Cook's Addition to 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, **Eric Asher, a single person**, does hereby convey unto **Brian L. Sheffield and Kristin J. Sheffield, 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

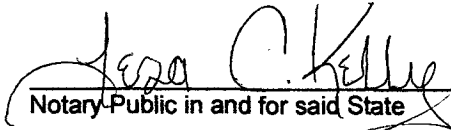
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.


Eric Asher

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 10/25 2012 by Eric Asher, a single person.


Notary Public in and for said State

