

BK: 2019 PG: 2708
Recorded: 8/30/2019 at 9:36:39.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer/Return To: Ken Butters, 6701 Westown Parkway, Suite 100, WDM, IA 50266, 515.274.1450
Address Tax Statement: AEC Enterprises, Inc., 114 E. Main, St. Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Bruce Austin, a single person, does hereby Convey to AEC Enterprises, Inc., an Iowa corporation, the following described real estate in Madison County, Iowa:

Lot Three (3) in the Southeast Section of the Original Town of St. Charles, Madison County, Iowa, AND Beginning at the Southeast corner of Lot Three (3), thence East 10 feet to the Southwest corner of Lot Two (2), thence northerly for a distance of 132 feet to the Northwest corner of Lot Two (2), thence West 10 feet to the Northeast corner of Lot Three (3), thence southerly 132 feet to the point of beginning, all in the Southeast Section of the Original Town of St. Charles, Iowa; also described as the North half (1/2) of the public alley running North and South through the Southeast Section of the Original Town of St. Charles, Iowa

and

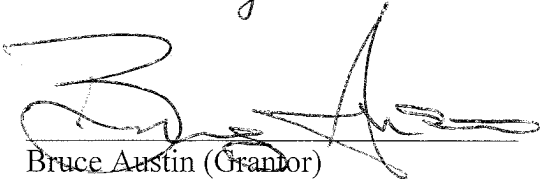
Lot Four (4) in the Southeast Section of the Original Town of St. Charles, Madison County, Iowa

This transaction is exempt from revenue tax under Iowa Code § 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

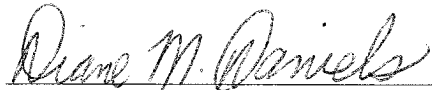
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 29, 2019.


Bruce Austin (Grantor)

STATE OF **IOWA**; COUNTY OF MADISON;

This record was acknowledged before me on August 29th, 2019, by
Bruce Austin.


Signature of Notary Public

