



Document 2019 2803

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Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$43.20

ANNO

Rev Stamp# 354 DOV# 369

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1645RTE)

Return To: LRG Investments LLC, 510 Iowa Street, St. Charles, IA 50240

Taxpayer Information: LRG Investments LLC, 510 Iowa Street, St. Charles, IA 50240

NDK 63836

\$ 27,500

WARRANTY DEED

194443

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David Spiering and Diane Spiering, a married couple**, do hereby Convey to **LRG Investments LLC** the following described real estate:

Lot Thirty-seven (37) of KEPHART'S ADDITION TO ST. CHARLES, PLAT NO. 2, a Subdivision in the City of St. Charles, Madison County, Iowa, and Parcel "37L" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.529 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on January 29, 1998, in the Office of the Recorder of Madison County, Iowa.

AND

The East Half (1/2) Lot Thirty-six (36) of KEPHART'S ADDITION TO ST. CHARLES, PLAT NO. 2, a Subdivision in the City of St. Charles, Madison County, Iowa, and The East Half (1/2) of Parcel "36L" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.541 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on January 29, 1998, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 8-30-19

David Spiering

David Spiering

Diane Spiering

Diane Spiering

STATE OF Iowa

COUNTY OF Polk

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)ss:
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This record was acknowledged before me on

August 30, 2019, by **David Spiering and Diane Spiering**, a married couple.

[Signature]
Notary Public in and for said State

