

**BK: 2019 PG: 4147**  
**Recorded: 12/31/2019 at 11:21:33.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$167.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4607

Mail tax statements and return document to:  
Robert Matthews, 114 N Lumber St, Saint Charles, IA 50240

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Amber Miller f/k/a Amber Austin, a single person**, does hereby convey unto **Robert Matthews, a single person**, the following described real estate:

**The North 72 feet of Lots 1 and 2 in Block 8 of Hartman & Young's Addition to the Original Town of St. Charles, in Madison County, Iowa.**

Order No.: MES-89848/BK

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, 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.

Amber Miller  
Amber Miller

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on December 26 2019 by Amber Miller f/k/a Amber Austin, a single person.

Barb Kilker  
Notary Public in and for said State

