



Document 2020 1148

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Date 4/03/2020 Time 1:06:14PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$503.20

Rev Stamp# 105 DOV# 105

INDX ✓

ANNO ✓

SCAN ✓

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$315,000

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2352RTE)

Return To: Anthony Michael Fath, 805 South Morgan Street, SAINT CHARLES, IA 50240

Taxpayer Information: Anthony Michael Fath, 805 South Morgan Street, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Juli Henley n/k/a Juli Marie Zimmerman, a single person**, do hereby Convey to **Anthony Michael Fath, a single person, and Katie Lynn Cross, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "Z" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 13.08 acres, as shown in Plat of Survey filed in Book 2010, Page 1921 on August 18, 2010, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "CC" located therein, containing 6.25 acres, as shown in Plat of Survey filed in Book 2012, Page 2608 on September 6, 2012, 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.

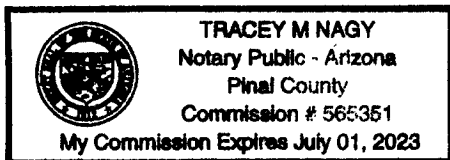
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3/30/2020

STATE OF ARIZONA)
COUNTY OF Pinal)ss:

Juli Marie Zimmerman
Juli Marie Zimmerman

This record was acknowledged before me on March 30, 2020, by Juli Marie Zimmerman s, a single person.



Tracey M Nagy
Notary Public in and for said State