

**BK: 2020 PG: 1179**  
**Recorded: 4/7/2020 at 12:40:09.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$213.60**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

JAMES JEFFREY, 503 West Clanton Street, Saint Charles, Iowa 50240

File #MAC (rfb)

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## **WARRANTY DEED**

Legal: **Lot 14 of KEPHART'S ADDITION to St. Charles, Madison County, Iowa**

Address: 503 West Clanton Street, Saint Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Amanda R. Kirk, a single person**, does hereby convey the above-described real estate to **James Jeffrey, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### **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.

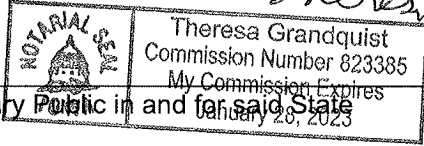
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

COUNTY OF Polk )

SS:

On this 18 day of MARCH, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared **Amanda R. Kirk, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.



Notary Public in and for said State

*Theresa Grandquist*

Dated: 3/18/2020, 2020

*Amanda R Kirk*  
Amanda R. Kirk