

CONSIDERATION \$ 198,000

BK: 2020 PG: 2600
Recorded: 7/21/2020 at 1:48:52.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$316.00
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.: 515-453-4614

Mail tax statements and return document to:

Carolyn Johnson and Luke Johnson, 305 W Sycamore St, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brandon Prater and Melissa Prater, a married couple**, do hereby convey unto **Carolyn Johnson and Luke Johnson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:


Lots Seven (7) and Eight (8) in Block One (1) of Clantons Addition to the Town of St. Charles, Madison County, Iowa.

Order No.: 808-12649/

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Brandon Prater

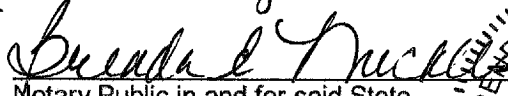


Melissa Prater

STATE OF North Carolina)
COUNTY OF Rockingham)

SS:

This instrument was acknowledged before me on 17th July 2020 by Brandon Prater and Melissa Prater, a married couple.



Notary Public in and for said State

4-3-2021

