



Document 2020 3704

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Date 9/30/2020 Time 12:28:34PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 445 DOV# 438

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 55,000

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

EJ ✓  
Mail tax statements and return document to:  
Rick Fitch and Diane Fitch, 101 E Main 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, **St. Charles Medical Clinic, P.L.C., a professional limited liability company**, does hereby convey unto **Rick Fitch and Diane Fitch, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

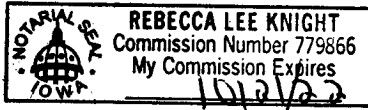


Lot Five (5) in the Northeast Section of the Original Town of St. Charles, Madison County, Iowa.

**SUBJECT TO ANY 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.



St. Charles Medical Clinic, P.L.C.

BY: [Signature]  
PRESIDENT / OWNER

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on 9/29/2020 by Michael Garski as OWNER (SALE) of St. Charles Medical Clinic, P.L.C..

[Signature]  
Notary Public in and for said State