



Document 2020 4043

Book 2020 Page 4043 Type 03 001 Pages 2  
Date 10/22/2020 Time 1:04:17PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 485 DOV# 480

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



\$160,000

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)  
James G. Rowe, 209 N. Buxton Street, Indianola, Iowa 50125  
Phone: (515) 962-9080

**Taxpayer Information:** (Name and complete address)  
Morgan Newlin - 114 N. Cherry Street, St. Charles, IA 50240

**Return Document To:** (Name and complete address)  
Morgan Newlin - 114 N. Cherry Street, St. Charles, IA 50240

**Grantors:**  
Blake T. Brommel  
Sydney Brommel

**Grantees:**  
Morgan Newlin

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Blake T. Brommel and Sydney Brommel, a married couple, do hereby Convey to Morgan Newlin, a single person,

the following described real estate in Madison County, Iowa: A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Town of St. Charles, Madison County, Iowa, more particularly described as follows, to wit: Commencing 142 feet North of the intersection of the North line of Main Street and the West line of Cherry Street, as now used and established, and running thence North 132 feet, thence West 107 feet, thence South 132 feet, thence East 107 feet to the point of beginning.

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 on 10/19/20

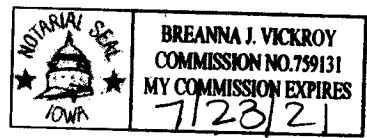
[Signature] Blake T. Brommel (Grantor)

[Signature] Sydney Brommel (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Warren This record was acknowledged before me on October 19, 2020, by Blake T. Brommel and Sydney Brommel, a married couple



[Signature] Signature of Notary Public