



Document 2020 844

Book 2020 Page 844 Type 03 001 Pages 2

Date 3/19/2020 Time 1:57:58PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$799.20

Rev Stamp# 81 DOV# 79

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$500,000

This instrument prepared by:

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

Phone # (515) 271-7770

Return document to and mail tax statements to:

DAVID E. BOHANNON NON-EXEMPT MARTIAL TRUST, 1446 Tristan Court, Van Meter, Iowa 50261

File #RESC / CVG (spo)

WARRANTY DEED

Legal: **Lot Eleven (11) of PHASE I, TIMBER RIDGE ESTATES, located in the Northeast Quarter of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

Address: 1446 Tristan Court, Van Meter, Iowa 50261

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shawn St. John and Jennifer St. John, a married couple**, do hereby convey the above-described real estate to **David L. Webster and David D. Bohannon II, as Trustees of the David E. Bohannon Non-Exempt Marital Trust.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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)
)) SS:
COUNTY OF Dallas)

On this 11 day of March, 2020,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Shawn St. John**
and Jennifer St. John, a married couple, to me
known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.

Carol D. Van Gorp
Notary Public in and for said State

Dated: 3.11, 2020

[Signature]
Shawn St. John

[Signature]
Jennifer St. John

