



Document 2021 104

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Date 1/08/2021 Time 10:54:16AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$204.00

Rev Stamp# 14 DOV# 17

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (5337RE)

Return To: Jordan S. Gruber and Sheldon M. Ellis 202 E Carpenter Street, SAINT CHARLES, IA 50240

Taxpayer Information: Jordan S. Gruber and Sheldon M. Ellis 202 E Carpenter Street, SAINT CHARLES, IA 50240

$\frac{1}{2}$ \$128,000

WARRANTY DEED

FID94924

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Steven M. Bethards and Brianne M. Bethards f/k/a Brianne M. Palmer, a married couple**, Convey(s) to **Jordan S. Gruber and Sheldon M. Ellis**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) in Half Block Three (3) of Sowder's Addition to the Town of St. Charles, Madison County, Iowa.




Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

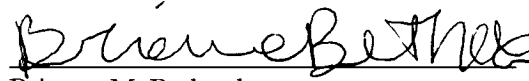
Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 11/6/21



Steven M. Bethards

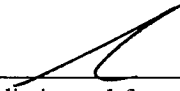


Brianne M. Bethards

STATE OF IA, COUNTY OF Polk) ss:

This record was acknowledged before me on Jan 6 20 21 by Steven M. Bethards and Brianne M. Bethards.





Notary Public in and for said State