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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$455.20

Rev Stamp# 234 DOV# 232

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 285,000

Dawn Takekawa AT#0009273

Preparer Information: Dawn Takekawa 1610 SW Main Street, Suite 207, Ankeny, IA 50023 (515) 964-2000

LE

2 After Filing Return To: Shawn M. Kelly and Kala Kelly, 609 West Market St., Saint Charles, IA 50240

3 Address Tax Statement: Shawn M. Kelly and Kala Kelly, 609 West Market St., Saint Charles, IA 50240

REG-100965

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Derek A. Brotherson, a single person and Erin K. Brotherson, a single person, do hereby convey to Shawn M. Kelly and Kala Kelly, as joint tenants with full rights of survivorship, and not as tenants in common, 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., Madison County, Iowa, and more particularly described as follows, to-wit: Beginning 173 feet West of the Southwest Corner of Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa, thence West 200 feet more or less to the West line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), thence North 500 feet, thence East to a point due North of the place of beginning, thence South 500 feet to the place of beginning.

Locally known as: 609 West Market Street, Saint Charles, IA 50240



Subject to covenants, restrictions and easements of record

Grantors do hereby covenant with grantee, 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

