

Document 2021 2152

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Rec Amt \$12.00 Aud Amt \$5.00

INDX Rev Transfer Tax \$455.20 **ANNO SCAN** Rev Stamp# 234 DOV# 232

LISA SMITH, COUNTY RECORDER MADISON COUNTY TOWA

CHEK

\$285,000

Dawn Takekawa AT#0009273

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

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

| Dated: May 21, 2021 Derek A. Brotherson, Grantor Exin KBrotherson Erin K. Brotherson, Grantor |
|--|
| This instrument was acknowledged before me on this |
| This instrument was acknowledged before me on this, day of, 2021 by Erin K. Brotherson, a single person. |
| STATE OF <u>Journal</u>) ss: COUNTY OF <u>Newson</u>) Notary Public it and for the State of <u>Journal</u> |

