



Document 2021 2681

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Date 6/29/2021 Time 10:20:14AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$479.20

ANNO

Rev Stamp# 297 DOV# 295

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7431ESP)

✓ **Return To:** Nikolai Basov and Christina Tatiana Basov, 714 W. Main Street, SAINT CHARLES, IA 50240

Taxpayer Information: Nikolai Basov and Christina Tatiana Basov, 714 W. Main Street, SAINT CHARLES, IA 50240

\$300,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kevin Bates and Lorrie Bates, a married couple**, do hereby Convey to **Nikolai Basov and Christina Tatiana Basov, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot 1 in Watertower Subdivision, in the City of St. Charles, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 6-15-2021

Kevin Bates
Kevin Bates

Lorrie Bates
Lorrie Bates

STATE OF Texas)
COUNTY OF Cameron) ss:

This record was acknowledged before me on 15 June 2021, by
Kevin Bates and Lorrie Bates, a married couple.

Thomas Wayne Sinyard
Notary Public in and for said State

