



Document 2021 3648

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Date 8/30/2021 Time 2:09:45PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$159.20

Rev Stamp# 449 DOV# 443

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$100,000

Prepared By/Return to: Alex Johnson, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, 515.242.2400  
Taxpayer Information: Heather Fluckey, 206 S. Walnut Street, St. Charles, IA 50240

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**Warranty Deed**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Steve James and Jenny Heishman-James, husband and wife ("Grantors"), do hereby convey to Heather Fluckey, a married person ("Grantee"), the following described real estate in Madison County, Iowa (the "Real Estate"):

LOT FIFTEEN (15) OF KEPHART'S ADDITION TO ST. CHARLES, IOWA, A  
SUBDIVISION IN MADISON COUNTY, IOWA.



Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the Real Estate by title in fee simple; that Grantors 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. 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.

[Signature Page Follows]

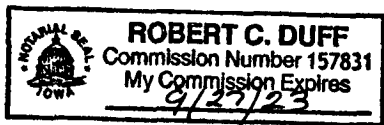
Effective Date: August 23<sup>rd</sup>, 2021.

**GRANTORS:**

[Signature]  
Steve James

STATE OF IOWA )  
 ) SS:  
COUNTY OF MADISON )

This record was acknowledged before me on August 23<sup>rd</sup>, 2021 by Steve James, a married person.

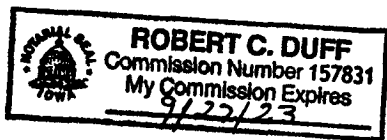


[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE

[Signature]  
Jenny Heishman-James

STATE OF IOWA )  
 ) SS:  
COUNTY OF MADISON )

This record was acknowledged before me on August 23<sup>rd</sup>, 2021 by Jenny Heishman-James, a married person.



[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE