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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$287.20

Rev Stamp# 50 DOV# 55

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Preparer: Nicole M. Redman, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801

Return To: Stephanie Ann Foust and Stephen Wayne Foust, Jr., 2999 St. Charles Road, SAINT CHARLES, IA 50240

Taxpayer Information: Stephanie Ann Foust and Stephen Wayne Foust, Jr., 2999 St. Charles Road, SAINT CHARLES, IA 50240

$\frac{1}{2}$ \$180,000

WARRANTY DEED

(5697RE)

FW095549

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Stephen H. Foust, a/k/a Stephen Howard Foust, a single person**, does hereby convey to **Stephanie Ann Foust and Stephen Wayne Foust, Jr., a married couple**, 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) of Foust Acres Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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.

