

BK: 2022 PG: 1961
Recorded: 6/30/2022 at 8:22:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 271-8966
Return document to and mail tax statements to:
AMBER DVORAK, 212 West Market Street, Saint Charles, Iowa 50240 File # RESC / EC (spo)

WARRANTY DEED

Legal: Lot 3 in Block 8 in HARTMAN AND YOUNG'S ADDITION to the Town of St. Charles, Madison County, Iowa.


Address: 212 West Market Street, Saint Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brady Gray and Natasha Gray, a married couple**, do hereby convey the above-described real estate to **Amber Dvorak, a single person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

<p>Produced Identification: Both IA. Driver License STATE OF <u>Florida</u>)) SS: COUNTY OF <u>Duval</u>)</p> <p>On this <u>27</u> day of <u>June</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Brady Gray and Natasha Gray, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p style="text-align: right;"><i>Darrell F Glover</i></p> <hr/> <p>Notary Public in and for said State Darrell F Glover Notarized online using audio-video communication</p>	<p>Dated: <u>June 27</u>, 2022</p> <p style="text-align: center;"><i>Brady Lyle Gray</i></p> <hr/> <p>Brady Gray</p> <p style="text-align: center;"><i>Natasha Sue Gray</i></p> <hr/> <p>Natasha Gray</p> <p>Acknowledgment 02/01/2025 HH 87544</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;">  <p style="font-size: small; margin: 0;">DARRELL F GLOVER Notary Public - State of Florida Commission # HH 87544 Expires on February 1, 2025</p> </div>
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