



Document 2022 2254

Book 2022 Page 2254 Type 03 001 Pages 3

Date 7/29/2022 Time 2:22:50PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$127.20 ANNO

Rev Stamp# 278 DOV# 269 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$80,000

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265,  
Phone: 515-223-4567

**Taxpayer Information:** Dan Young, 3091 Settlers Trail, St. Charles, IA 50240 and Connie  
Young, 3091 Settlers Trail, St. Charles, IA 50240

**Return Document To:** Dan Young, 3091 Settlers Trail, St. Charles, IA 50240

**Grantors:** Mikayla Young and ~~Madeleine~~ *Madeilyn* Young

**Grantees:** Dan Young and Connie Young

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

Madelyn <sup>my</sup>

For the consideration of One Dollar(s) and other valuable consideration, Mikayla Young, a single person, and ~~Madeline~~ Young, a single person, do hereby Convey to Dan Young and Connie Young, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Twelve (12) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa.



And

Lot Two (2) in Block Twelve (12) of Hartman & Young's Addition to the Town of St. Charles, Madison, County, Iowa, AND the vacated alley running North and South, 10 feet by 132 feet, between said lots Two (2) and Three (3) in said Block Twelve (12).



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 7/29/22

Mikayla Young  
Mikayla Young, Grantor

Madeline Young  
Madeline Young, Grantor  
Madelyn <sup>my</sup>

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 7/29/22 by  
Mikayla Young and ~~Madeline~~ Madelyn Young.

*Madelyn*

*Mark L. Smith*  
\_\_\_\_\_  
Signature of Notary Public

