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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 311 DOV# 303

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

# 215,000

Preparer: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (WF)

E/ Return To: Megan Edwards, 108 West Sycamore Street, SAINT CHARLES, IA 50240

Taxpayer Information: Megan Edwards, 108 West Sycamore Street, SAINT CHARLES, IA 50240

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kenneth D. Stanley and Lois L. Stanley, a married couple**, do hereby Convey to **Megan Edwards, a single person**, in the following described real estate:

**Lot Two (2) in Block Thirteen (13) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa;**



Subject to all covenants, restrictions and easements of record.

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.

