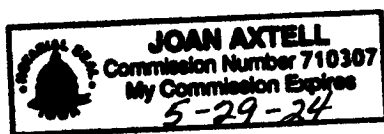


| | |
|--|--|
| <p>STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS: On this <u>13th</u> day of <u>July</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared, Brandon S. Stanton, a single person, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p><u>Joan Axtell</u> Notary Public in and for said State</p> | <p>Dated: <u>7/14/</u>, 2022</p> <p><u>Brandon S. Stanton</u> Brandon S. Stanton</p> |
|--|--|





Document 2022 2524

Book 2022 Page 2524 Type 03 001 Pages 2

Date 8/25/2022 Time 3:29:16PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$399.20

ANNO

Rev Stamp# 323 DOV# 315

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$250,000

This instrument prepared by:

SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266

Phone # (515) 278-2226

Return document to and mail tax statements to:

✓ DAVID MISHLER AND MARY L. MISHLER, 2512 VICTORY LN, ST. CHARLES, IA 50240

WARRANTY DEED

Legal: Lots Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36) in Block Nine (9), in the Town of Hanley, formerly known and platted as West St. Charles, Madison County, Iowa.

Address: 2512 Victory Ln, St. Charles, IA 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brandon S. Stanton**, a single person, hereby conveys the above-described real estate to **David Mishler and Mary L. Mishler**, a married couple, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.