



Document 2022 2777

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Date 9/21/2022 Time 12:04:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$274.40

Rev Stamp# 363 DOV# 352

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$172,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

JRNY130621

Preparer Information: Robert H. Laden, 8410 Hickman Road, Ste 102, Clive, IA 50325,
Phone: (515) 266-6000

¹/₂ **Taxpayer Information:** Colton R Austin, 302 S. Highland Street, Saint Charles, IA 50240

²/₃ **Return Document To:** Colton R Austin, 302 S. Highland Street, Saint Charles, IA 50240

Grantors: Marie Glass

Grantees: Colton R Austin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Marie Glass, a married person, does hereby Convey to Colton R Austin, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa

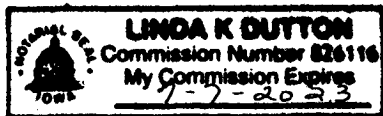


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 9.20.22



Marie Glass
Marie Glass, Grantor
Robert Glass, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Sept. 20, 2022 by Marie Glass and Robert Glass, married.

Linda K Dutton
Signature of Notary Public