



Document 2022 3366

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Date 11/18/2022 Time 12:31:27PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 447 DOV# 439

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

#130,000

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

EV

Send Tax Statements and return document to: Clinton Harwood, 209 W Main St, SAINT CHARLES, IA 50240

Grantor/Affiant: Melissa Young

Grantee: Clinton Harwood

REG 133598

1

For the consideration of One Dollar(s) and other valuable consideration, **Melissa Young, a single person**, do hereby Convey to **Clinton Harwood**, the following described real estate:

The West 56 feet of Lot Seven (7), in Block Eight (8), of Hartman & Young's 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: 11-14-2022



Melissa Young Grantor

STATE OF IOWA, COUNTY OF Folk

This record was acknowledged before me on November 14, 2022, by **Melissa Young, a single person.**



Signature of Notary Public

