



Document 2022 688

Book 2022 Page 688 Type 03 001 Pages 3

Date 3/08/2022 Time 12:21:09PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$479.20

Rev Stamp# 72 DOV# 67

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$300,000

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

*CTB102415*

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

<sup>4</sup>/<sub>5</sub> **Taxpayer Information:** Justin Craig DeFrancisco and Cassidy Louise Lee, 511 West Clanton Street, Saint Charles, IA 50240

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Gregory Z. Lester and Katherine L. Lester

**Grantees:** Justin Craig DeFrancisco and Cassidy Louise Lee

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Gregory Z. Lester and Katherine L. Lester, husband and wife, do hereby Convey to Justin Craig DeFrancisco and Cassidy Louise Lee, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Kephart's Addition to St. Charles, Madison County, Iowa, AND Parcel "G" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.2359 acres, as shown in Plat of Survey filed in Book 2, Page 307, on November 26, 1996, in the Office of the Recorder of Madison County, Iowa;

AND



All that part of the former Right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies West of the East line of said Lot Twelve (12) and lying North of the North line of said Parcel "G".

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.

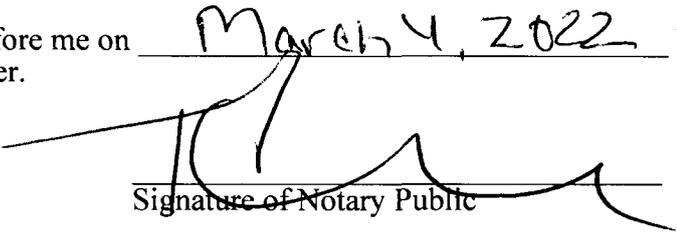
Dated: 03-04-2022.

  
\_\_\_\_\_  
Greggory Z. Lester, Grantor

  
\_\_\_\_\_  
Katherine L. Lester, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on March 4, 2022 by  
Greggory Z. Lester and Katherine L. Lester.

  
Signature of Notary Public

