

BK: 2022 PG: 742
Recorded: 3/14/2022 at 8:15:45.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-5724

Mail tax statements and return document to:
Dalton Jones and Cattie-Brie Jones, 402 W Carpenter St, Saint Charles, IA 50240

WARRANTY DEED

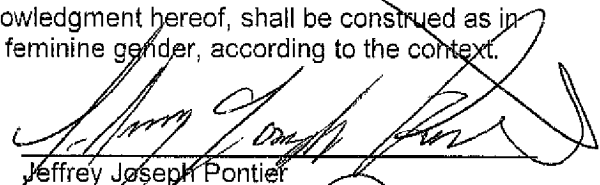
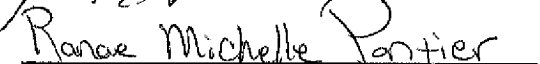
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffrey Joseph Pontier and Ranae Michelle Pontier, a married couple**, do hereby convey unto **Dalton Jones and Cattie-Brie Jones, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Forty-one (41) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa; AND Parcel "41L" 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 0.488 acres, as shown in Plat of Survey filed in Book 2, Page 336 on January 29, 1988 in the Office of Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

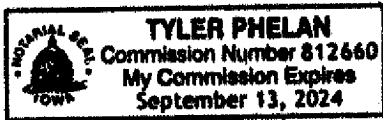
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.


Jeffrey Joseph Pontier

Ranae Michelle Pontier

STATE OF Iowa)
) SS:
COUNTY OF Polk)

This instrument was acknowledged before me on March 4 2022 by Jeffrey Joseph Pontier and Ranae Michelle Pontier, a married couple.




Notary Public in and for said State