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Date 7/07/2023 Time 1:36:09PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$111.20

ANNO

Rev Stamp# 205 DOV# 206

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$70,000⁰⁰

Return To: Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067
Taxpayer: Lyle and Jolene Schwery, 3068 Pierce Street, St. Charles, IA 50240
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----Seventy Thousand Dollar(s)---- and other valuable consideration, Steven W. Downs and Kimberley S. Downs, a Married Couple, do hereby Convey to Lyle Schwery and Jolene Schwery, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4), Block Two (2) of Clanton Addition to the City 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: July 7, 2023.

Steven W. Downs

Kimberley S. Downs

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 7, 2023, by Steven W. Downs and Kimberley S. Downs.



Carla J. Vasey
Signature of Notary Public