



Document 2023 2533

Book 2023 Page 2533 Type 03 001 Pages 2
Date 10/16/2023 Time 11:52:20AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$224.80
Rev Stamp# 360 DOV# 359
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN

CHEK

\$141,000

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

Preparer Information: Joseph K. Strong, PO Box 215, Indianola, IA 50125
Phone: 515-961-2574

¹/₂ **Taxpayer Information:** Charles E. Allison and Megan B. Allison
407 W Council Drive, St. Charles, IA 50240

~~Return Document To:~~ Joseph K. Strong, PO Box 215, Indianola, IA 50125

Grantors: Christian J. Schrock and Kolean R. Schrock

Grantees: Charles E. Allison and Megan B. Allison

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Christian J. Schrock and Kalean R. Schrock, a married couple, do hereby Convey to Charles E. Allison and Megan B. Allison, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots Seven (7) and Eight (8) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa



Subject to easements and covenants of record

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.

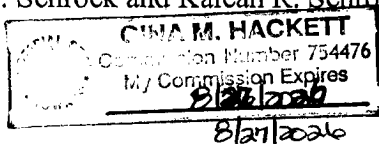
Dated: 10-12, 2023

Christian J. Schrock
Christian J. Schrock, Grantor

Kalean R. Schrock
Kalean R. Schrock, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 12, 2023 by Christian J. Schrock and Kalean R. Schrock, a married couple.



Gina M. Hackett
Signature of Notary Public