

\$195,000.00

BK: 2024 PG: 639
Recorded: 3/25/2024 at 2:35:07.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$311.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266
5158649370

Return To and Taxpayer Information:
Cheryl Marie Schall, 209 N Cherry St., St. Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Konnar Shepherd, n/k/a Konnar Lester and Tyler Lester, a married couple**, do hereby Convey to **Cheryl Marie Schall and Todd Lee Schall**, as joint tenants with full rights of survivorship and not as tenants in common in the following described real estate:

Lot 4 in Block 2 of CLANTON'S ADDITION OF 1888, an Official Plat, now included in and forming a part of the City of St. Charles, Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

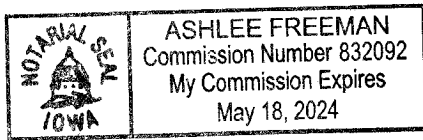
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement

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: 3/21/2024



Konnar Lester

Konnar Shepherd, n/k/a Konnar Lester

Tyler Lester
Tyler Lester

STATE OF IOWA)
COUNTY OF Madison) ss:

This record was acknowledged before me on March 21, 2024,
by Konnar Shepherd, n/k/a Konnar Lester and Tyler Lester, a married couple.

Ashlee Freeman

Notary Public in and for said State