



Document 2009 2622

Book 2009 Page 2622 Type 03 001 Pages 1
Date 8/19/2009 Time 1:19 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$279.20
Rev Stamp# 200 DOV# 212

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

MCA - 189

Return to RE/MAX Real Estate Group, 6600 University, Des Moines, IA 50324

Preparer

Information Larry L. Tuel #005633, 6600 University, Des Moines, IA 50324-1639, (515) 271-7766

Individual's Name	Street Address	City	Phone
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Tax Statement to: Scott Day - 409 W. Council Drive, St. Charles, IA 50240

\$175,000.00

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration Kevin J. Ryan and Karen A. Ryan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Scott Day, a married person, the following described real estate in Madison County, Iowa:

Lots Five (5) and Six (6) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.



Property Address: 409 W. Council Drive, St. Charles, IA 50240

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.

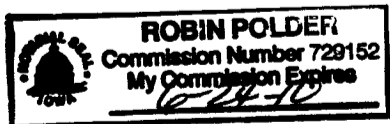
Dated: 8-13-09

X Kevin J. Ryan
Kevin J. Ryan (Grantor)

X Karen A. Ryan
Karen A. Ryan (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 13th day of Aug., 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin J. Ryan and Karen A. Ryan, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public