

Document 2008 680

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Date 3/03/2008 Time 1:25 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$222.40

Rev Stamp# 63 DOV# 66

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK

47514  
This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Scott A. Collogan, 504 W Clanton, Saint Charles, IA 50240

Mail tax statements to:

Scott A. Collogan, 504 W Clanton, Saint Charles, IA 50240

File # 10174 kc

\$139,400.00

## WARRANTY DEED

Legal: **Lot 6 of Kephart's Addition to St. Charles, a Subdivision in Madison County, Iowa.**

Address: 504 W Clanton Saint Charles, IA 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ryan M. Taylor and Elisabeth R. Taylor, husband and wife**, do hereby convey unto **Scott A. Collogan, a single person and Lauren B. Dawson, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

### SUBJECT TO ALL 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 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 relinquish 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.

STATE OF IOWA )  
                          ) SS:  
COUNTY OF Blackhawk )

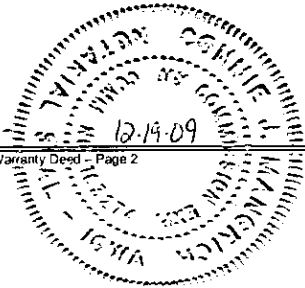
Dated: 2/22/08

On this 22<sup>nd</sup> day of February, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Ryan M. Taylor and Elisabeth R. Taylor, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

*Ryan M. Taylor*  
Ryan M. Taylor

*Connie Mangrich*  
Notary Public in and for said State  
*Connie Mangrich*

*Elisabeth R. Taylor*  
Elisabeth R. Taylor



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