

ENTERED FOR TAXATION
THE 25 DAY OF Feb 2005
Jan Welch
Debby Carlson
DEPUTY RECORDER

Document 2005 818

Book 2005 Page 818 Type 03 01 Pages 1
Date 2/25/2005 Time 1:26 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$191.20
Rev Stamp# 82 DOV# 85

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

PH # (515) 278-0623

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
ESCROW PROFESSIONAL COMPANY, 1401 - 50th Street, Suite 105, West Des Moines, Iowa 50266

Mail tax statements to:
MICHELLE & HAROLD BRYANT, 213 L. Lumber Road, St. Charles, Iowa 50240

File #VKW0430362

v MCA

\$ 119,900

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration,
Alice Mae Hulbert, a single person, does hereby convey unto **Michelle L. Bryant and Harold B. Bryant, wife and husband**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate:

Lot Five (5) in Block Thirteen (13) of HARTMAN & YOUNG'S ADDITION to the Original Town of St. Charles in Madison County, Iowa



AND

Lot Six (6) in Block Thirteen (13) in HARTMAN AND YOUNG'S ADDITION to St. Charles, Madison County, Iowa

Locally known as 213 S. Lumber Road, St. Charles, Iowa.

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.

STATE OF IOWA)

Dated: 2-4-05

COUNTY OF Madison)

SS:

On this 4 day of February, 2005,
before me the undersigned, a Notary Public in
and for said State, personally appeared **Alice
Mae Hulbert, a single person**, to me known to
be the identical person named in and who
executed the foregoing instrument and
acknowledged that she executed the same as
her voluntary act and deed.

Alice Mae Hulbert

Alice Mae Hulbert

Betsy Haas-Reineck

Notary Public in and for the State of Iowa

BETSY HAAS-REINECK
Notarial Seal - Iowa
Commission No. 16543
My Commission Expires June 7, 2007