

COMPUTER RECORDED COMPARED

FILED 1904564 BOOK 2001 PAGE 4564 2001 OCT 10 PM12: 50

> MICKI UTSLER RECORDER

This instrument prepared by:

ROSS F. BARNETT, Авеновотн & Russell, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322 PH # (515) 278-0623 У. 10 МА

(D)

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

Mail tax statements to:

STACY L. HOWARD, 210 North Hartman, St. Charles, low a 50240

\$74,900,00

WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, Marvin Kent McCuddin and Karen Gayle McCuddin, husband and wife, do hereby convey unto Stacy L. Howard, a single person, the following-described real estate in Madison County, Iowa:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) in Block One (1) of BEAVER & PATTON'S ADDITION to St. Charles, Madison County, lowa; and also a tract of land commencing at the Northeast corner of Lot One (1) of said block and running thence East to the right of way of the old Des Moines and Kansas City Railway Company, thence in a Southwesterly direction along said right of way to a point directly East of the Southeast corner of said Lot One (1), thence West to said Southeast corner of Lot One (1), then North to the place of beginning.



20) Locally known as 210 North Hartman, St. Charles, Iowa 50240.

Grantors to 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 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.

Dated: September @ STATE OF IOWA SS: COUNTY OF MADISON On this 🗸 day of September, 2001, before me the undersigned, a Notary Public in and for Marvin Kent McCuddir said State, personally appeared Marvin Kent McCuddin and Karen Gayle McCuddin, 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 ayle McCuddin and deed. MIC lotary Pubyc in and for the state of lowa