

Document 2005 4327

Book 2005 Page 4327 Type 03 001 Pages 2
Date 9/07/2005 Time 1:20 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$116.00
Rev Stamp# 415 DOV# 406

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 7 DAY OF Sept 2005
Jane Welch
Debbie Corkean
DEPUTY AUDITOR

COMPUTER
RECORDED
COMPARED

MCA

This instrument prepared by:
JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 (wt) Phone # (515) 453-6264

Return to:
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:
LANCE LIVINGSTON, 105 E. Market, St. Charles, IA 50240

File #8507043

\$73,000

WARRANTY DEED

Legal: **Lot Six (6) in Block Three (3) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa**

Address: **105 E. Market, St. Charles, IA 50240**

Parcel ID: **870000503050000**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ronald Llewellyn, a single person**, does hereby convey unto **Lance Livingston, a single person**, 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 MADISON)

On this 31 day of August, 2005,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Ronald Llewellyn, a
single person**, 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.

Bonnie L. Miner

Notary Public in and for said State



Dated: Aug 31, 2005

Ronald Llewellyn
Ronald Llewellyn

