

ENTERED FOR TAXATION:  
THIS 23 DAY OF Sept. 2005  
Jan W. Elik  
Debby Carlson

Document 2005 4580

Book 2005 Page 4580 Type 03 001 Pages 2  
Date 9/23/2005 Time 9:28 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$184.80  
Rev Stamp# 436 DOV# 429

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

This instrument prepared by:  
JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> 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:  
HEAVEN M. SHERIDAN, 213 N. Walnut, St. Charles, IA 50240

File #8508014

\$116,000.00

## WARRANTY DEED

Legal:           **The North ½ of Lot 3 and the North ½ of Lot 4 in Block 1 of Clanton's Addition of 1888 to the Town of St. Charles, in Madison County, Iowa**

Address:       **213 N. Walnut, St. Charles, IA 50240**



Parcel ID:      **870 870000090130000 00**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Timothy I. McKinney and Kelly S. McKinney, husband and wife**, do hereby convey unto **Heaven M. Sheridan, 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.

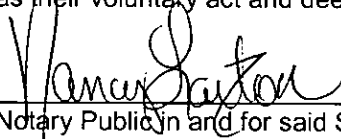
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

COUNTY OF MADISON )


SS:

On this 20 day of September, 2005,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Timothy I.  
McKinney and Kelly S. McKinney, 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.

  
\_\_\_\_\_  
Notary Public in and for said State



Dated: September 20, 2005

  
\_\_\_\_\_  
Timothy I. McKinney

  
\_\_\_\_\_  
Kelly S. McKinney