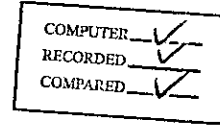


ENTERED FOR TAXATION  
THIS 18 DAY OF April  
2006 Jean Welch  
AC  
DEPUTY ASSESSOR

Document 2006 1508  
Book 2006 Page 1508 Type 03 001 Pages 2  
Date 4/18/2006 Time 1:59 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$173.60  
Rev Stamp# 155 DOV# 147  
MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA



This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 (cc) Phone # (515) 453-5724

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

Mail tax statements to:  
Tonya A. Brant & Jason M. Kain, 513 W. Carpenter St., St. Charles, IA 50240

File #7602067

## WARRANTY DEED

*LNCKA* Legal: <sup>\$ 109,000</sup> Lot 31 in KEPHART'S ADDITION TO ST. CHARLES, PLAT NO. 2, a  
Subdivision in the City of St. Charles, Madison County, Iowa.



Address: 513 W. Carpenter St., St. Charles, IA 50240

Parcel ID: 870001600140000 00

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric C. Young and Roxanne V. Young, husband and wife**, do hereby convey unto **Tonya A. Brant, a single person, and Jason M. Kain, 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

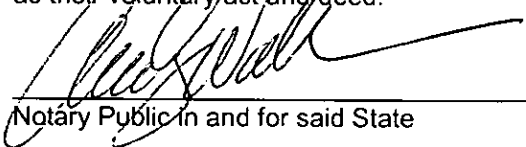
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all

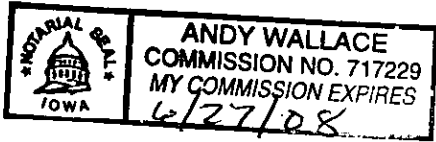
persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

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.

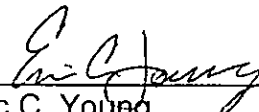
STATE OF Iowa )  
COUNTY OF Madison ) SS:

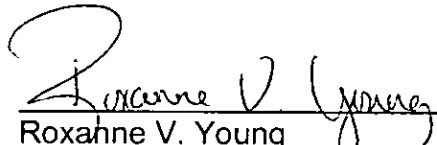
On this 4<sup>th</sup> day of April,  
2006, before me the undersigned, a Notary Public  
in and for said State, personally appeared **Eric C.  
Young and Roxanne V. Young, husband and wife**,  
to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that those persons executed the same  
as their voluntary act and deed.

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



Dated: 4 - 4, 2006

  
\_\_\_\_\_  
Eric C. Young

  
\_\_\_\_\_  
Roxanne V. Young