

ENTERED FOR TAXATION  
THIS 19 DAY OF July 2006  
*Jan W. [unclear]*  
*Debbie [unclear]*  
DEPUTY [unclear]

COMPUTER   
RECORDED   
COMPARED

This instrument prepared by:  
MARK U. ABENDROTH, 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:  
MELISSA LEARY, 202 E. Clanton St., St. Charles, IA 50240

File #14606016

*\$121,000.00*

## WARRANTY DEED

Legal: **The North Half (1/2) of Lots One (1) and Two (2) in Half Block One (1) of Sowder's Addition to the Town of St. Charles, Madison County, Iowa**

Address: **202 E. Clanton St., St. Charles, IA 50240**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lori Jennett Young, a single person**, does hereby convey unto **Melissa Leary, 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 14 day of July, 2006,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Lori Jennett Young**, 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.

*Steven R. Weeks*

Notary Public in and for said State



Dated: 7/12, 2006

*Lori Jennett Young*  
\_\_\_\_\_  
**Lori Jennett Young**