



LISA SMITH, COUNTY RECORDER
MADISON IOWA

ISBA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Ed Skinner ISBA # AT0007258	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return Document to: Ed Skinner, 204 8th Street S.E., P.O. Box 367, Altoona, IA 50009, Phone: (515) 967-4264		
Preparer Information: Ed Skinner, 204 8th Street S.E., P.O. Box 367, Altoona, IA 50009, Phone: (515) 967-4264		
Address Tax Statement: Terry J. Miller, 210 S. Lumber Street, St. Charles, Iowa 50240		
 <p>\$75,000.00</p>	WARRANTY DEED	
For the consideration of <u>One</u> Dollar(s) and other valuable consideration, <u>Jo Ann J. McVay, a single person</u>		
do hereby Convey to <u>Terry J. Miller, a single person</u>		
the following described real estate in <u>Madison</u> County, Iowa:		
Please see legal description attached hereto on page 2.		
Locally known as <u>210 S. Lumber Street, St. Charles, Iowa 50240</u>		
Revenue required: <u>\$119.20</u>		
<p>Grantors do 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 relinquishes 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.</p>		
Dated: <u>Jan 2, 2007</u>		
<u>Jo Ann J. McVay</u> Jo Ann J. McVay (Grantor)		(Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>POIK</u>		
This instrument was acknowledged before me on <u>January 2nd 2007</u> by <u>Jo Ann J. McVay, a single person</u>		
 <p>JENNIFER STALEY Commission Number 725358 My Commission Expires <u>11-01-09</u></p>		<u>Jennifer Staley</u> Notary Public
(This form of acknowledgment for individual grantor(s) only)		

Legal Description

Lots 7 and 8 in Block 12 of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa, AND a portion of the vacated alley running east-west and north-south in Block 12 of Hartman and Young's Addition described as follows: Commencing at the Southeast corner of Lot 1 in said Block and running thence West to the Southeast corner of Lot 3, thence South to the Southeast corner of Lot 6, thence East to the Southwest corner of Lot 7, thence North to the Northwest corner of Lot 7, thence East to the Northeast corner of Lot 8, thence North to the point of beginning, all in Block 12 of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa

