

Document 2007 902

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$91.20

Rev Stamp# 79

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDY ✓

ANNC ✓

SCAN

CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273 (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Kevin Gyles  
302 W. Carpenter  
St. Charles, IA 50240

✓ **Return Document To:** (Name and complete address)

John E. Casper  
P.O. Box 67  
Winterset, IA 50273

**Grantors:**

Sybil Witt

**Grantees:**

Kevin Gyles

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of Fifty Seven Thousand Four Hundred and 00/100ths-----(\$57,400.00)  
Dollar(s) and other valuable consideration,  
SYBIL WITT, a Single Person,

do hereby Convey to  
KEVIN GYLES

the following described real estate in Madison County, Iowa:

Lot Six (6) in the Southeast Section of the Original Town of St. Charles, Madison County, Iowa.



This deed is in fulfillment of the real estate contract dated February 20, 2006 and filed for record on March 9, 2006 in the Madison County Recorder's Office in Book 2006 at Page 917.

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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: 3/5, 2007

This instrument was acknowledged before  
me on 3/5, 2007 by  
Sybil Witt

Sybil E. Witt  
Sybil Witt (Grantor)

(Grantor)

(Grantor)

(Grantor)

Phillip J. Clifton  
Notary Public

