

Document 2007 2569

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Date 6/25/2007 Time 1:12 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 256 DOV# 265

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

**Warranty Deed  
Declaration of Value  
Groundwater Hazard Statement**

\$ 95,000.00

Property Conveyed: 514 W. Market Street, St. Charles, Madison County, Iowa 50240  
Legal Description: Lot 4, Block 3, Clanton's Addition of 1888 to St. Charles,  
Madison County, Iowa

Grantor(s): Melissa R. Johnson Phillips and Josh Phillips

Grantee: John Hadsall

514 W. Market St., St. Charles, Iowa 50240 Ph. (641)396-2307

Document Prepared by and **Please Return to** ✓ John Hadsall, 514 W. Market, St. Chas., IA.

Date Sold: 2 April 2007 Selling Price: \$95,000.00

Page 1: Warranty Deed, Declaration of Value, Groundwater Hazard Statement Cover

Page 2: Warranty Deed

Page 3: Declaration of Value

Page 4: Groundwater Hazard Statement

Address Tax Statement to: John Hadsall, 514 W. Market St., St. Charles, IA 50240  
✓ (Prepared By & Return To: John Hadsall, 514 W. Market Street, St. Charles, Iowa 50240)

**WARRANTY DEED**

*This Indenture* evidences the sale of property 2 April 2007 from the former Melissa Johnson, a single person and currently Melissa and Josh Phillips, husband and wife, grantors whose mailing address is 2448 Walnut Trl, St. Charles, Iowa 50240 and John Hadsall, a single person, grantee whose mailing address is 514 W. Market St., Charles, Iowa 50240

*Witnesseth, That said Grantor(s), for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said Grantor(s) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee(s) heirs and assigns forever, the following described land, situate, lying and being in Warren County, Iowa, USA, to wit:*

**Lot Four (4) in Block Three (3) of Clanton's Addition of 1888 to the Town Of St. Charles, Madison County, Iowa, aka 514 W. Market Street**

*Subject to easements, restrictions and reservations of record.*

*Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

*To Have and to Hold, the same in fee simple forever.*

*And the Grantor(s) hereby covenants with said Grantee that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes commencing 2 April 2007 and subsequent years.*

*In Witness Whereof, Grantor(s) have hereunto set Grantors' hands and seal the day and year below written.*

*Signed, sealed and delivered in our presence.*

Witness: Diane M. Daniels Melissa Phillips  
Melissa Phillips

Printed name: Melissa Phillips

Witness: Josh Phillips  
Josh Phillips

Printed name: Joshua P. Phillips

*State of Iowa/County of Madison :*

*I HEREBY CERTIFY that on the day and year first above written before me, an officer duly qualified to take acknowledgments, personally appeared Melissa and Josh Phillips who produced Iowa Driver's Licenses as identification.*

*Witness my hand and seal in the County and State aforesaid this 2<sup>nd</sup> day of May, 2007.*

Notary Public: Diane M. Daniels My Commission expires: 4-5-08  
(seal)

