

Document 2007 2169

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$231.20

Rev Stamp# 202 DOV# 211

LISA SMITH, COUNTY RECORDER
MADISON IOWA

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WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

✓ mca
Preparer Information: (Name, address and phone number)

Zorica Ilic, 108 3rd Street, Suite 322, Des Moines, IA 50309, Phone: (515) 244-5575

\$ 145,000

Taxpayer Information: (Name and complete address)

Lynn Winkelmann and Karen Winkelmann, 200 S. Clark, St. Charles, Iowa

Return Document To: (Name and complete address)

Lynn Winkelmann and Karen Winkelmann, 200 S. Clark, St. Charles, Iowa

Grantors:

Delores I. Carney

Grantees:

Lynn Winkelmann
Karen Winkelmann

Legal description: See Page 2

Document or instrument number of previously recorded documents: n/a



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Delores I. Carney, a widow

do hereby Convey to
Lynn Winkelmann and Karen Winkelmann, husband and wife

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land commencing 66 feet West of the Northwest Corner of Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 feet West of the East line of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West 132 feet, thence South 132 feet, thence East 132 feet, thence North 132 feet to the point of beginning.



Locally known as 200 S. Clark, St. Charles, Iowa

SUBJECT TO ALL KNOWN COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS

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.

Dated: May 25, 2007

Delores I. Carney
Delores I. Carney (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on May 25, 2007, by Delores I. Carney, a widow

Mary B. Southard, Notary Public

