

LISA SMITH, COUNTY RECORDER
MADISON IOWA

MCA ✓

Prepared By: James L. Bergkamp, Jr., ISBA#15470
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone: 515-993-1000

Send Tax Mitch and Jenny Beeler
Statement To: 311 W. Market St., St. Charles, IA 50240

Return to: First American Escrow of Iowa, Attn: Lindsey Strable
10641 Justin Dr., Urbandale, IA 50322

\$ 149,000 **WARRANTY DEED – JOINT TENANCY**

For the consideration of One Dollar(s) and other valuable consideration, **CHRIS MORTALE AND GENISE MARIE MORTALE, HUSBAND AND WIFE**, (Grantors) do hereby convey to **MITCH BEELER AND JENNY BEELER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, (Grantees) the following described real estate in Madison County, Iowa:

A part of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as commencing 132 feet East of the Southeast corner of Lot Eight (8) in Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 132 feet, thence East 66 feet, thence South 132 feet, thence West 66 feet to the point of beginning.



Subject to any easements and restrictions of record.

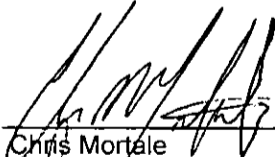
Grantors do hereby Covenant with the Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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.

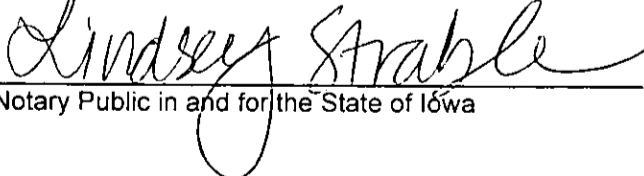
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

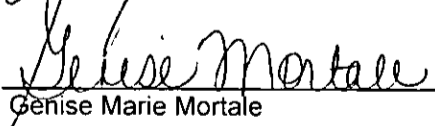
Dated this 30th day of July, 2007.

STATE OF IOWA, POLK COUNTY, ss:

Subscribed and sworn to before me by Chris Mortale and Genise Marie Mortale, husband and wife, this 30th day of July, 2007.


Chris Mortale 8-7-07
(Grantor)


Lindsey Strable
Notary Public in and for the State of Iowa


Genise Marie Mortale 8-7-07
(Grantor)

