

Document 2007 2760

Book 2007 Page 2760 Type 03 001 Pages 2  
Date 7/12/2007 Time 10:14 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$323.20  
Rev Stamp# 275 DOV# 286

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

*MCA*  
This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Chris Fenster and Stephanie Fenster, 414 W Carpenter, Saint Charles, IA 50240

Mail tax statements to:

Chris Fenster and Stephanie Fenster, 414 W Carpenter, Saint Charles, IA 50240

MLX #298577, File # 6049 (JM)

*\$202,250.00*

## WARRANTY DEED

Legal: **Lot Thirty-eight (38) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa, AND Parcel "38L" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.515 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on January 29, 1998, in the Office of the Recorder of Madison County, Iowa**



Address: 414 W Carpenter Saint Charles, IA 50240

Parcel ID: 870001600210000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael D Gibson and Joanne K Gibson, husband and wife**, do hereby convey unto **Chris Fenster and Stephanie Fenster, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**


Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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 )

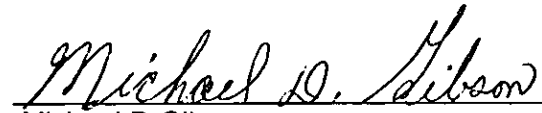
COUNTY OF Madison ) SS:

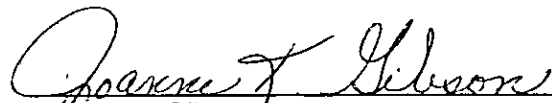
On this 10<sup>th</sup> day of July 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael D Gibson and Joanne K Gibson, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

  
Notary Public in and for said State

**John L Tiefenthaler**  
Notary Public - Iowa  
Commission No. **133941**  
My Commission Expires 10-31-08

Dated: July 10, 2007

  
Michael D Gibson

  
Joanne K Gibson