

Document 2007 3824

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Date 10/15/2007 Time 10:50 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 397 DOV# 411

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

NCA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

KELLY A. DICKINSON, 206 Walnut Street, St. Charles, Iowa

File # VKW (smp)07030213

\$120,000.00

## WARRANTY DEED

Legal: **Lot Fifteen (15) of Kephart's Addition to St. Charles, Iowa, a  
Subdivision in Madison County, Iowa**



Address: 206 Walnut Street, St. Charles, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nile W. Isaac and Heather Isaac, husband and wife**, do hereby convey unto, **Kelley A. Dickinson, a single person and Steve James, a single person**, 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 Grantee, 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 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 Warren ) SS.

On this 6 day of October, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Nile W. Isaac and Heather Isaac, 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.

Betsy Ann Kenick  
Notary Public in and for said State

Dated: October 6, 2007

Nile W. Isaac  
Nile W. Isaac

Heather Isaac  
Heather Isaac

BETSY ANN KENICK  
Notary Public - Iowa  
Commission No. 165474  
My Commission Expires June 14, 2011