

Document 2007 3370

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Date 8/31/2007 Time 1:10 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$136.80

Rev Stamp# 347 DOV# 360

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

WCA  
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:

Krystal L. Miller, 505 W Market St, Saint Charles, IA 50240

Mail tax statements to:

Krystal L. Miller, 505 W Market St, Saint Charles, IA 50240

#6708013, MLX #310690, File # 7144 JM

26,000

## WARRANTY DEED



Legal: **The West 63 feet of Lot 7 in Block 2 of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa**

Address: 505 W Market St Saint Charles, IA 50240

Parcel ID: 870870000902070000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John Strawn, a single person**, does hereby convey unto **Krystal L. Miller, a single person and Charles M. Chambers, 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**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

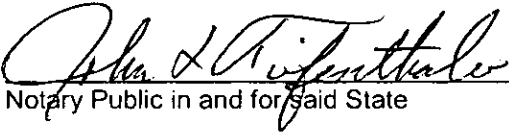
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

) SS:

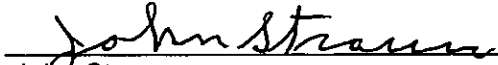
COUNTY OF Madison )

On this 23<sup>rd</sup> day of August 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **John Strawn, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's 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: 8-23-07

  
John Strawn