

Document 2007 3405

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Date 9/05/2007 Time 10:51 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$32.00

Rev Stamp# 350 DOV# 363

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

✓ Prepared by: James E. Nervig, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266

515-274-1450

Return to:

Address Tax Statement: Anne M. Cassady, 2657 South Race St., Denver, CO 80210

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Schaer Investment Co., a Co-Partnership of James F. Schaer and Martha A. Schaer, husband and wife, as grantor, does hereby convey to Anne M. Cassady, as grantee, the following described real estate in Madison County, Iowa:

The South Half (S ½) of Lots One (1) and Two (2) in Half Block Ten (10) of the Additional Lots (commonly known as Hartman & Young's Addition) in the town of St. Charles, Madison County, Iowa

subject to easements, covenants and restrictions of record, if any.


Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that 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, feminine or neuter gender, according to the context.

Dated: August 27, 2007

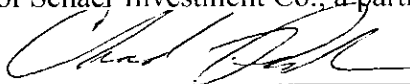
Schaer Investment Co.

By: 
James F. Schaer, Partner

By: 
Martha A. Schaer, Partner

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on August 27th, 2007, by James F. Schaer and Martha A. Schaer, as sole Partners of Schaer Investment Co., a partnership.


2-28-10, Notary Public

