



Document 2010 2877

Book 2010 Page 2877 Type 03 001 Pages 2
Date 11/15/2010 Time 12:58 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20
Rev Stamp# 605 DOV# 679
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Timothy Flactiff and Dawn Flactiff, 414 W Carpenter, St. Charles, IA 50240

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Timothy Flactiff and Dawn Flactiff, 414 W Carpenter, St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

4867af

For the consideration of \$180,000.00 Dollar(s) and other valuable consideration,
Chris Fenster and Stephanie Fenster, Husband and Wife

do hereby
Convey to Timothy Flactiff and Dawn Flactiff

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

Grantors do Hereby Covenant with 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, and as masculine or feminine gender, according to the context.

Dated: Nov. 11, 2010

Chris Fenster
Chris Fenster (Grantor)

Stephanie Fenster
Stephanie Fenster (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Nov. 11, 2010, by Chris Fenster and Stephanie Fenster

Lawrence C Watts
, Notary Public

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/12

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. 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 ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 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

