



Document 2011 2292

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 247 DOV# 264

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
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CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

\$115,000

Preparer Information: (Name, address and phone number)

Matthew M Hurn, 4201 Westown Pkwy #250, West Des Moines, IA 50265, Phone: (515) 283-1801

Taxpayer Information: (Name and complete address)

Kevin E. Gyles, 2766 Truro Rd, St Charles, IA 50240

EW **Return Document To:** (Name and complete address)

Kevin E. Gyles, 2766 Truro Rd, St Charles, IA 50240

Grantors:

Steven J. Bobst
Margo Bobst

Grantees:

Kevin E. Gyles

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Steven J. Bobst and Margo Bobst, husband and wife,

Kevin E. Gyles and Traci J. Gyles, husband and wife, do hereby Convey to

as

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

Parcel "A" located in the East Half (E 1/2) of the Northeast Quarter (NE 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, as shown in Plat of Survey filed in Town Plat Book 2, Page 68 on March 7, 1989, in the office of the Recorder of Madison County, Iowa.



and

Parcel "B" located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 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, as shown in Plat of Survey filed in Town Plat Book 2, Page 68 on March 7, 1989, in the office of the Recorder of Madison County, Iowa.

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: 8-26-11

[Signature]
Steven J. Bobst (Grantor)

[Signature]
Margo Bobst (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Steven J. Bobst and Margo Bobst, husband and wife,

[Signature]
, Notary Public

