



Document 2013 2058

Book 2013 Page 2058 Type 03 001 Pages 2
Date 7/11/2013 Time 3:49 PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$239.20
Rev Stamp# 199 DOV# 201
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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Official Form No. 103 - May 2006

Mark L. Smith

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

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Darren and Samantha Flaherty, 514 West Carpenter St., St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$150,000.00---- Dollar(s) and other valuable consideration,
Patricia Mongan, Single,

do hereby

Convey to Darren G. Flaherty and Samantha L. Flaherty, Husband and Wife,

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: 07/09/2013

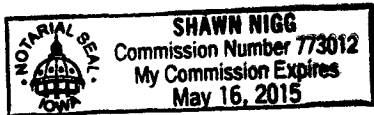
Patricia L. Mongan
Patricia Mongan

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF IOWA

This instrument was acknowledged before me on July 9, 2013, by Patricia Mongan



Shawn Nigg

, Notary Public

Addendum

Legal Description of Property

Lot Thirty-four (34) of Kephart's Addition, Plat No. 2, City of St. Charles, Madison County, Iowa, AND Parcel 34L 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, containing 0.565 Acres, as shown in Plat of Survey filed in Book 2, Page 325 on July 18, 1997, in the Office of the Recorder of Madison County, Iowa.

