



Document 2013 2477

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Date 8/21/2013 Time 3:49 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$85.60

Rev Stamp# 245 DOV# 252

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: Jeremy D. and Amber Marie Charlet, 2600 Locust Street, West Des Moines, IA 50265



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$54,000.00----- Dollar(s) and other valuable consideration,
James A. Phelps, II and Gerri Ann Phelps, Husband and Wife,

do hereby
Convey to Jeremy D. Charlet and Amber Marie Charlet,

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

Lot Eight (8) of Limestone Estates located in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of
Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa.

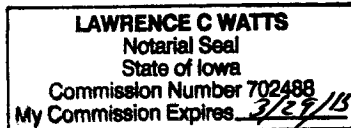
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real es-
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real
estate is free and clear of all liens and encumbrances except as may be above 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.

James A. Phelps II
James A. Phelps II (Grantor)

Dated: 8/19/2013
Gerri Ann Phelps
Gerri Ann Phelps (Grantor)

STATE OF IOWA, COUNTY OF Polk
This instrument was acknowledged before me on 8/19/2013, by James A. Phelps II
and Gerri Ann Phelps

Lawrence C Watts
Notary Public



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

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