



Document 2013 2765

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Date 9/17/2013 Time 12:51 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$204.00

Rev Stamp# 285 DOV# 292

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-5724

Return to:

Patrick M. Flaherty and Kristin J. Flaherty, 105 E Main St, Saint Charles, IA 50240

Mail tax statements to:

Patrick M. Flaherty and Kristin J. Flaherty, 105 E Main St, Saint Charles, IA 50240

Order No.: MES-47756/CC

\$ 128,000.00

WARRANTY DEED

Legal: Lot Six (6) in the Northeast Section of the Original Town of St. Charles, Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Chad Michael Olson and Nancy Rae Olson, husband and wife and Paul Olson and Claudia Olson, husband and wife**, do hereby convey unto **Patrick M. Flaherty and Kristin J. Flaherty, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

1/2

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Chad Michael Olson
Chad Michael Olson

Nancy Rae Olson
Nancy Rae Olson

Paul Olson
Paul Olson

Claudia Olson
Claudia Olson

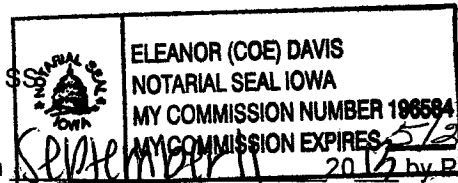
STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on September 12, 2013 by Chad Michael Olson and Nancy Rae Olson, husband and wife.

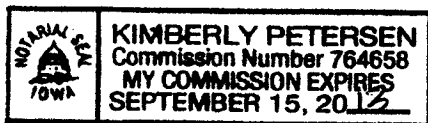
Eleanor (Coe) Davis
Notary Public in and for said State

STATE OF Iowa)
COUNTY OF DICKINSON)


ELEANOR (COE) DAVIS
NOTARIAL SEAL IOWA
MY COMMISSION NUMBER 196584
MY COMMISSION EXPIRES 5/22/14

This instrument was acknowledged before me on September 11, 2012 by Paul Olson and Claudia Olson, husband and wife.

Kimberly Petersen
Notary Public in and for said State


KIMBERLY PETERSEN
Commission Number 764658
MY COMMISSION EXPIRES
SEPTEMBER 15, 2012