



Document 2013 3381

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Date 11/06/2013 Time 12:50 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$35.20  
Rev Stamp# 342 DOV# 357

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Stephen A. Hall	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Stephen A. Hall, 115 S. Howard Street, Indianola, IA 50125, (515) 961-2509		
Preparer: Stephen A. Hall, 115 S. Howard Street, Indianola, IA 50125, (515) 961-2509		
Taxpayer: Billy R. Austin and Robyn A. Austin, 101 Austin Ave., St. Charles, IA 50240		

\$22,500

### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Evelynn J. Miller a/k/a Evelyn J. Miller, single

do hereby  
Convey to Billy R. Austin and Robyn A. Austin, 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:

Lots Three (3) and Four (4) in Half Block One (1) of Sowder's Addition to the Town of St. Charles, Madison County, Iowa.  
subject to easements of record.

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: Oct 17 2013

Evelynn J. Miller  
Evelynn J. Miller (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF WARREN  
This record was acknowledged before me this 17 day of OCTOBER, 2013, by  
Evelynn J. Miller



Stephen A. Hall  
Signature of Notary Public