



Document 2014 2187

Book 2014 Page 2187 Type 03 001 Pages 2
Date 9/02/2014 Time 11:33 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$271.20
Rev Stamp# 308 DOV# 326

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: (515)453-4625

Return to:

Benjamin B Knutson and Jessica K Weiser, 213 W Clanton St, Saint Charles, IA 50240

Mail tax statements to:

Benjamin B Knutson and Jessica K Weiser, 213 W Clanton St, Saint Charles, IA 50240

Order No.: MES-53343/JC

$\frac{1}{2}$ of 2 **\$170,000**

WARRANTY DEED

Legal: Lots Five (5) and Six (6) in Block Twelve (12) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa.

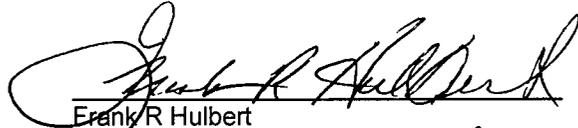


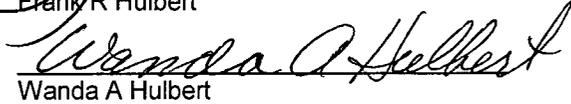
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Frank R Hulbert and Wanda A Hulbert, husband and wife**, do hereby convey unto **Benjamin B Knutson, a single person, and Jessica K Weiser, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

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.

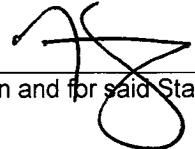

Frank R Hulbert


Wanda A Hulbert

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on August 20 2014 by Frank R Hulbert and Wanda A Hulbert, husband and wife.



Notary Public in and for said State

