



Document 2014 2346

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Date 9/18/2014 Time 10:58 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$275.20

Rev Stamp# 330 DOV# 349

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: (515)453-6211

✓ Return to:

Arlene G. Clewell, 511 W Clanton St, Saint Charles, IA 50240

Mail tax statements to:

Arlene G. Clewell, 511 W Clanton St, Saint Charles, IA 50240

Order No.: MES-54047/DV

\$172,500

## WARRANTY DEED

Legal: **Lot Twelve (12) of Kephart's Addition to St. Charles, Madison County, Iowa, AND Parcel "G" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.2359 acres, as shown in Plat of Survey filed in Book 2, Page 307 on November 26, 1996, in the Office of the Recorder of Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Sandra J. Smith, a single person**, does hereby convey unto **Arlene G. Clewell, a single person**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Sandra J. Smith  
Sandra J. Smith

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on 9/14 2014 by Sandra J. Smith, a single person.

[Signature]  
Notary Public in and for said State

