



Document 2014 2640

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Date 10/21/2014 Time 11:30 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$146.40

Rev Stamp# 371 DOV# 398

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

Return document to and mail tax statements to:

RYAN AND JESSICA JACOBS, 503 West Clanton Street, Saint Charles, Iowa 50240

File #RESC / EC (rfb)

\$92,000.⁰⁰

WARRANTY DEED

Legal: Lot 14 of KEPHART'S ADDITION to St. Charles, Madison County, Iowa



Address: 503 West Clanton Street, Saint Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Tim Kimball and Kelly Kimball, a married couple**, do hereby convey the above-described real estate to **Ryan A. Jacobs, a married person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA)

COUNTY OF Polk)

SS:

On this 26th day of September, 2014,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Tim Kimball and
Kelly Kimball, a married couple**, to me known to be
the identical persons named in and who executed the
foregoing instrument and acknowledged that those
persons executed the same as their voluntary act and
deed.

Emily Lynne Campos
Notary Public in and for said State

Dated: September 26th, 2014

[Signature]

Tim Kimball

[Signature]

Kelly Kimball

