



Document 2014 3001

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Date 11/25/2014 Time 3:44 PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$263.20
Rev Stamp# 424 DOV# 452

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$164,900.00

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:

Scott Collier and Darla Collier, 101 Austin Blvd, Saint Charles, IA 50240

Mail tax statements to:

Scott Collier and Darla Collier, 101 Austin Blvd, Saint Charles, IA 50240

Order No.: MES-55271/JC

WARRANTY DEED

Legal: Lot One (1) in Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa; AND all that part of vacated Austin Boulevard lying immediately East of said Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa; AND Parcel "K" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence North 85°20'50" East 123.57 feet along the South line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence North 34°33'01" West 164.28 feet; thence North 39°24'24" West 47.20 feet to a point on the West line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence South 00°00'00" East 187.78 feet along said West line to the Point of Beginning, containing 0.265 acres; AND a tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), City of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: A tract of land lying directly South of Lots One (1) and Two (2) in Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa, eight rods wide East and West running South to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24).



For the consideration of One Dollar (\$1.00) and other good valuable consideration,

receipt of which is hereby acknowledged, **Billy R. Austin and Robyn A. Austin, a married couple**, do hereby convey unto **Scott Collier and Darla Collier, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

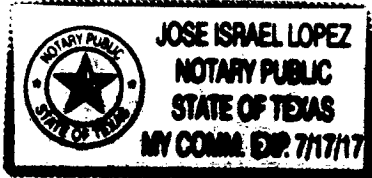
ABENDROTH & RUSSELL, P.C.


W/V


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.



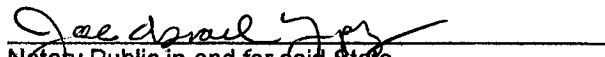


Billy R. Austin


Robyn A. Austin

* STATE OF Texas)
COUNTY OF Hidalgo) SS:

This instrument was acknowledged before me on November 12th 2014 by Billy R. Austin and Robyn A. Austin, a married couple.



Notary Public in and for said State