



Document 2015 977

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Date 4/16/2015 Time 3:14 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$111.20
Rev Stamp# 98 DOV# 108

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Farmers & Merchants State Bank, Loan Department, POB 29, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Dennis J. Kilgore, 514 West Market Street, St. Charles, IA 50240



WARRANTY DEED

For the consideration of -----\$70,000.00----- Dollar(s) and other valuable consideration,
John D. Hadsall and Judith A. McKee, Husband and Wife,

do hereby
Convey to Dennis J. Kilgore

the
following described real estate in MADISON County, Iowa:
Lot Four (4) in Block Three (3) of Clanton's Addition of 1888 to the Town of St. Charles, Madison
County, Iowa.

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: 4/10/15

John Hadsall
John Hadsall (Grantor)

Judith A. McKee
Judith A. McKee (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 10th day of April, 2015, by John D. Hadsall and Judith A. McKee



Gina M. Hackett
Signature of Notary Public