



Document 2015 2029

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Recorded: 7/21/2015 at 9:40:27.0 AM
Fee Amount: \$17.00
Revenue Tax: \$172.00
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHECK

Rev Stamp# 225 DOV# 240

\$108,000

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:

Keith Simmons, 114 N Cherry St., Saint Charles, IA 50240

Mail tax statements to:

Keith Simmons, 114 N Cherry St., Saint Charles, IA 50240

Order No.: MES-59959/JC

WARRANTY DEED

Legal: A tract of land located in of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Town of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 142 feet North of the intersection of the North line of Main Street and the West line of Cherry Street, as now used and established, and running thence North 132 feet, thence West 107 feet, thence South 132 feet, thence East 107 feet to the point of beginning.

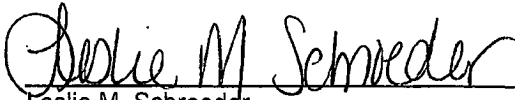
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Leslie M. Schroeder, f/k/a Leslie M. Disney, and Kyle Schroeder, wife and husband**, do hereby convey unto **Keith Simmons, a single person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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 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.

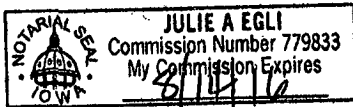

Leslie M. Schroeder

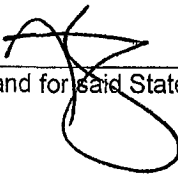

Kyle Schroeder

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 7/16 2015 by Leslie M. Schroeder, f/k/a Leslie M. Disney, and Kyle Schroeder, wife and husband.




Notary Public in and for said State