



Document 2015 2580

Book 2015 Page 2580 Type 03 001 Pages 2  
Date 9/03/2015 Time 12:19:24PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$216.00  
Rev Stamp# 322 DOV# 336

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: 515-453-4612

Return to:

E Chad W. Hill and Casey D. Hill, 202 N Cherry St, Saint Charles, IA 50240

LN15940

Mail tax statements to:

Chad W. Hill and Casey D. Hill, 202 N Cherry St, Saint Charles, IA 50240

Order No.: MES-60691/LS

$\frac{1}{2}$  \$135,00

## WARRANTY DEED

Legal: A tract of land commencing at a point 334 feet North of the intersection of the North line of Main Street with the West line of Cherry Street in the Town of St. Charles, Madison County, Iowa, and running thence West 107 feet, thence North 80 feet, thence East 107 feet, thence South 80 feet to the point of beginning, being a part of the West 10 acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

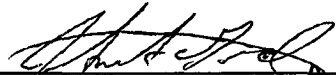
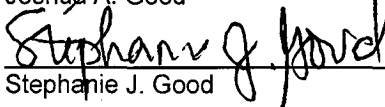


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Joshua A. Good and Stephanie J. Good, husband and wife, do hereby convey unto Chad W. Hill and Casey D. Hill, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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

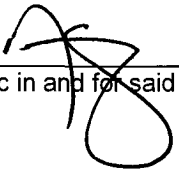
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
\_\_\_\_\_  
Joshua A. Good  
  
\_\_\_\_\_  
Stephanie J. Good

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on Sept 1 2015 by Joshua A. Good and Stephanie J. Good, husband and wife.

  
\_\_\_\_\_  
Notary Public in and for said State

