



Document 2015 3177

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Recorded: 10/27/2015 at 2:47:40.0 PM
Fee Amount: \$17.00
Revenue Tax: \$343.20
LISA SMITH RECORDER
Madison County, Iowa
Rev Stamp# 401 DOV# 417

INDX
ANNO
SCAN
CHEK

\$215,000

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:
Fish Rentals, LLC, 5404 Beechtree Drive, West Des Moines, IA 50266
Mail tax statements to:
Fish Rentals, LLC, 5404 Beechtree Drive, West Des Moines, IA 50266 Order No.: MES-59862/LS

WARRANTY DEED

Legal: **Lot Four (4) in Block Nine (9) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa, locally known as 218 West Main, St. Charles.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Sharon K. Walker and John A. Walker, wife and husband**, do hereby convey unto **Fish Rentals, LLC, a limited liability company**, 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.

Sharon K. Walker
Sharon K. Walker

John A. Walker
John A. Walker

STATE OF Iowa)
COUNTY OF MADISON)

SS:

This instrument was acknowledged before me on October 6 2015 by Sharon K. Walker and John A. Walker, wife and husband.

Thomas F. Malicoat
Notary Public in and for said State

