



Document 2015 3248

Book 2015 Page 3248 Type 03 001 Pages 2
Date 11/02/2015 Time 1:41:38PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$95.20
Rev Stamp# 412 DOV# 427
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ INDEX
ANNO
SCAN
CHEK

\$60,000.⁰⁰

WARRANTY DEED
(Corporate Grantor)
Recorder's Cover Sheet

FID17561

Preparer Information: John F. Fatino
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309
(515) 288-6041

Taxpayer Information: Derek A. and Erin K. Brotherson
609 Market W
St. Charles, Iowa 50240

✓ **Return Address:** John F. Fatino
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309

Grantors: First Class Credit Union

Grantees: Derek A. and Erin K. Brotherson

Legal Description: See Warranty Deed

Parcel Number, if known: 870001300190000

**Document or instrument
number if applicable:** N/A

WARRANTY DEED
(Corporate Grantor)

For the consideration of One Dollar, and other valuable consideration, **First Class Credit Union**, a corporation organized and existing under the laws of Iowa, does hereby convey to **Derek A. Brotherson** and **Erin K. Brotherson**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract beginning 173 feet West of the Southwest corner of Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa, thence West 200 feet more or less to the West line 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., thence North 500 feet, thence East to a point due North of the place of beginning, thence South 500 feet to the place of beginning.

Subject to and together with easements, restrictions, covenants, and reservations of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above-stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in singular or plural number, and as masculine or feminine gender, according to the context.

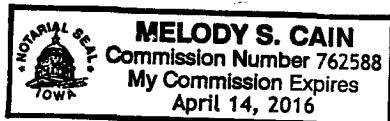
Dated: 10/22/2015

FIRST CLASS CREDIT UNION

By: Connie Baker
Connie Baker, Chief Operating Officer
of First Class Credit Union

STATE OF IOWA, COUNTY OF Polk, ss:

This instrument was acknowledged before me on the 22nd day of October, 2015, by Connie Baker as Chief Operating Officer of First Class Credit Union.



Melody Cain
Notary Public - State of Iowa