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Date 2/09/2016 Time 3:05:21PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 42 DOV# 46

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$140,000.⁰⁰

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:

Jamie L. Anthony, 102 W Clanton St, Saint Charles, IA 50240

Mail tax statements to:

Jamie L. Anthony, 102 W Clanton St, Saint Charles, IA 50240

Order No.: MES-63345/LS

$\frac{1}{2} \times 2$

WARRANTY DEED

Legal: Parcel "G", located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 0.535 acres, as shown in Plat of Survey filed in Book 2, Page 415 on September 15, 1999 in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Michael Everett Ashby and Sharon Kay Ashby, husband and wife**, do hereby convey unto **Jamie L. Anthony, a single person, and Kaleb A. Baranek, a single person, 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.

Michael Everett Ashby
Michael Everett Ashby

Sharon Kay Ashby
Sharon Kay Ashby

STATE OF Iowa)
COUNTY OF Moulton) SS:

This instrument was acknowledged before me on February 4 2016 by Michael Everett Ashby and Sharon Kay Ashby, husband and wife.

AS
Notary Public in and for said State

