



BK: 2016 PG: 883
Recorded: 4/11/2016 at 12:13:22.0 PM
Fee Amount: \$17.00
Revenue Tax: \$199.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone No.: (515)453-4625

Return to:

Roland R. Loomis, 213 N Walnut St., Saint Charles , IA 50240

Mail tax statements to:

Roland R. Loomis, 213 N Walnut St., Saint Charles , IA 50240

Order No.: MES-64404/JC

WARRANTY DEED

Legal: **The North Half (1/2) of Lot 3 and the North Half (1/2) of Lot 4 in Block 1 of Clanton's Addition of 1888 to the Town of St. Charles, in Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Heaven M. Lane, f/k/a Heaven M. Sheridan, and Mike Lane, a married couple**, does hereby convey unto **Roland R. Loomis, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

Heaven M Lane
Heaven M. Lane

Mike Lane
Mike Lane

STATE OF Iowa)
COUNTY OF Warren) SS:

This instrument was acknowledged before me on April 7 2016 by Heaven M. Lane, f/k/a Heaven M. Sheridan, and Mike Lane, a married couple.



[Signature]
Notary Public in and for said State