



Document 2016 936

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Date 4/14/2016 Time 11:31:56AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 120 DOV# 125

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Brandon and Melissa Prater, 305 W. Sycamore St., Saint Charles, IA 50240
Preparer: James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, (515)981-5401
Taxpayer: Brandon and Melissa Prater, 305 W. Sycamore St., Saint Charles, IA 50240
 $\frac{1}{2}$ \$140,000 **WARRANTY DEED - JOINT TENANCY** *CHL 2016*

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Ronald Seaton and L. Marie Davis, husband and wife, do hereby Convey to Brandon Prater and Melissa Prater, 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:

Lot Seven (7) in Block One (1) of Clantons Addition to the Town of St Charles,
Madison County, Iowa.



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

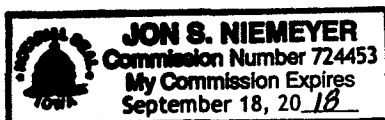
Dated: 4/13/16

Ronald Seaton
Ronald Seaton (Grantor)

L. Marie Davis
L. Marie Davis (Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me this 13th day of April,
2016, by Ronald Seaton and L. Marie Davis, husband and wife.



Jon S. Niemeyer
Signature of Notary Public