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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$42.40

Rev Stamp# 144 DOV# 148

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3042ESP)

✓ Return To: Dani Miller, 130 W. Main Street, St. Charles, Iowa 50240

Taxpayer Information: Dani Miller, 130 W. Main Street, St. Charles, Iowa 50240

\$27,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Clyde Fickes and Marjorie D. Fickes, husband and wife**, do hereby Convey to **Dani Miller, a single person**, the following described real estate in Madison County, Iowa:

The West One-Fourth (W¹/₄) of Lot Three (3) and the East Two (2) Feet of Lot Four (4) in the Southwest Section of the Original Town of St. Charles, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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.

