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Document 2016 1137

Book 2016 Page 1137 Type 03 001 Pages 2 Date 5/03/2016 Time 10:42:35AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$42.40 Rev Stamp# 144 DOV# 148

148 SCAN CORDER CHEK

INDX

ANNO

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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.

Dated: 4-30-14	
	Clyde Fickes
	Marjorie D. Fickes
STATE OF Journey) ss:	
On this 20 day of 4, 20 in and for said State, personally appeared Clyde Ficker	16, before me the undersigned, a Notary Public as and Mariorie D. Fickes, busband and wife, to
me known to be the identical person(s) named in and who executed the foregoing instrument, and	
acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.	
BETSY HAAS-REMECK Notarial Seal TOWA Commission No. 165434 11010 My Commission Expires 11010	