



BK: 2016 PG: 1193
Recorded: 5/9/2016 at 9:55:07.0 AM
Fee Amount: \$17.00
Revenue Tax: \$279.20
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:

Sarah Lawyer, 311 W Market St., Saint Charles , IA 50240

Mail tax statements to:

Sarah Lawyer, 311 W Market St., Saint Charles , IA 50240

Order No.: MES-65576/JC

WARRANTY DEED

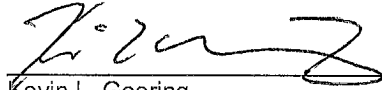
Legal: **A part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as commencing 132 feet East of the Southeast corner of Lot Eight (8) in Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 132 feet, thence East 66 feet, thence South 132 feet, thence West 66 feet to the point of beginning.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Kevin L. Goering, a single person**, does hereby convey unto **Sarah Lawyer, 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.

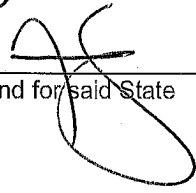


Kevin L. Goering

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on May 4 2016 by Kevin L. Goering, a single person.



Notary Public in and for said State

