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Date 5/13/2016 Time 10:54:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$221.60

Rev Stamp# 167 DOV# 174

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: 515-453-4612

Return to:

Daniel J. Dodson, 502 W Clanton St, Saint Charles, IA 50240

Mail tax statements to:

Daniel J. Dodson, 502 W Clanton St, Saint Charles, IA 50240

Order No.: MES-64856/LS

$\frac{1}{2}$  \$139,000

# WARRANTY DEED

Legal: **Lots Four (4) and Five (5) of Kephart's Addition to St. Charles, Iowa, a subdivision in Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Thomas E. Long and Julie A. Long, husband and wife**, do hereby convey unto **Daniel J. Dodson, a married person**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Thomas E. Long \*

Julie A. Long \*

STATE OF OHIO )

COUNTY OF Knox )

SS:

This instrument was acknowledged before me on May 5 2016 by Thomas E. Long and Julie A. Long, husband and wife.

Crystal D. Cottrell  
Notary Public in and for said State



CRYSTAL D. COTTRELL  
Notary Public, State of Ohio  
My Commission Expires 02/20/2019