



BK: 2016 PG: 2183
Recorded: 7/29/2016 at 9:59:47.0 AM
Fee Amount: \$17.00
Revenue Tax: \$23.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

MARK ABENDROTH, Abendroth & Russell Law Firm, 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4216

Return to:

Roland R Loomis, 213 N Walnut St, Saint Charles , IA 50240

Mail tax statements to:

Roland R Loomis, 213 N Walnut St, Saint Charles , IA 50240

Order No.: MES-67508/AS

WARRANTY DEED

Legal: **Lot 7 of the Original Southwest Section of the Town of St. Charles, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Clyde William Fickes and Marjorie D. Fickes, a married couple, and John Kirk Fickes and Brenda K. Fickes, a married couple**, do hereby convey unto **Roland R Loomis, a single person**, the above-described real estate.

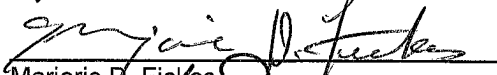
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

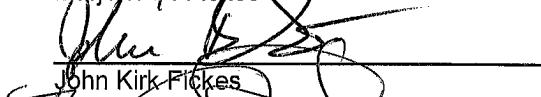
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



Clyde William Fickes



Marjorie D. Fickes



John Kirk Fickes



Brenda K. Fickes

STATE OF Iowa

COUNTY OF Madison

SS:

This instrument was acknowledged before me on July 21 2016 by Clyde William Fickes and Marjorie D. Fickes, a married couple, and John Kirk Fickes and Brenda K. Fickes, a married couple.



Notary Public in and for said State