



Document 2017 1673

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Date 5/31/2017 Time 10:51:42AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$311.20

ANNO

Rev Stamp# 211 DOV# 216

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$195,000.⁰⁰

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8996

Return document to and mail tax statements to:

AMY LORENZEN AND JUSTIN WATSON, 414 Carpenter Street West, St. Charles, Iowa 50240

File #RESC / NRW (rftb)

WARRANTY DEED

WF35106

Legal:

Lot 38 of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa, AND Parcel "38L" located in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 23, Township 75 North, Range 26, West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.515 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 336 on January 29, 1998 in the Office of the Recorder of Madison County, Iowa

Address: 414 Carpenter Street West, St. Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Timothy Flactiff and Dawn Flactiff, a married couple**, do hereby convey the above-described real estate to **Amy N. Lorenzen, a single person, and Justin L. Watson, a single person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

