

Document 2017 1673

Book 2017 Page 1673 Type 03 001 Pages 2 Date 5/31/2017 Time 10:51:42AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$311.20

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

Rev Stamp# 211 DOV# 216

CHEK

\$195,000°

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 (rfb)

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.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

) SS:	, 2017
On this Aday of May 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Timothy Flactiff and Dawn Flactiff, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed. Notary Public in and for said State	

