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Date 9/13/2017 Time 10:58:01AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$157.60 ANNO

Rev Stamp# 407 DOV# 414 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4625

Mail tax statements and return document to:
Ashley Beck, 105 E Market St., Saint Charles, IA 50240

WF39317

$\frac{1}{2}$ \$99,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joi McClure, f/k/a Joi Moritz, and Patrick McClure, wife and husband**, do hereby convey unto **Ashley Beck, a single person**, the following described real estate:

Lot Six (6) in Block Three (3) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa.

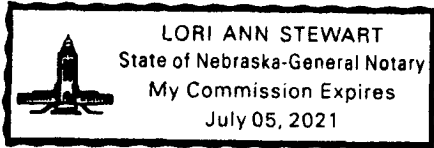


Order No.: MES-75430/JC

SUBJECT TO ANY 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.



[Signature]
Joi McClure
[Signature]
Patrick McClure

STATE OF Nebraska)
COUNTY OF Douglas)

SS:

This instrument was acknowledged before me on September 8 2017 by Joi McClure, f/k/a Joi Moritz, and Patrick McClure, wife and husband.

[Signature]
Notary Public in and for said State