



Document 2017 2934

Book 2017 Page 2934 Type 03 001 Pages 1
Date 9/18/2017 Time 10:40:21AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 411 DOV# 418
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return To: Donald Beghtel, 306 Main W., St. Charles, IA 50240
Preparer: David M. Erickson, 215 10th St., #1300, Des Moines, IA 50309, (515) 288-2500
Taxpayer: Donald Beghtel, 306 Main W., St. Charles, IA 50240

$\frac{1}{2}$ \$90,000

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Cassandra R. Stairs, n/k/a Cassandra Baker and Jacob Baker, wife and husband, do hereby Convey to Donald Beghtel and Linda Beghtel, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The West 52 feet of Lot No. Two (2) in Block One (1) of CLANTON'S ADDITION to the Town of St. Charles, Madison County, Iowa.



Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: September 12, 2017.

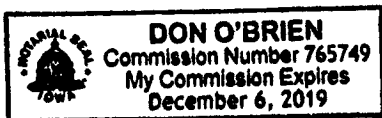
Cassandra R Baker
Cassandra R. Stairs n/k/a Cassandra Baker (Grantor)

Jacob Baker
Jacob Baker (Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF ~~MADISON~~ ^{Polk}

This record was acknowledged before me on September 12, 2017. by Cassandra R. Stairs n/k/a Cassandra Baker and Jacob Baker, wife and husband.



Don O'Brien
Signature of Notary Public