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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 472 DOV# 481

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

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:

Daniel J. Llewellyn and Margaret J. Llewellyn, 209 N Walnut St., Saint Charles, IA 50240

$\frac{2}{3}$  \$140,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Margery A. Lowry, a single person**, does hereby convey unto **Daniel J. Llewellyn and Margaret J. Llewellyn, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The South Half (1/2) of Lots Three (3) and Four (4) in Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa.**



Order No.: MES-75950/JC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Margery A. Lowry  
Margery A. Lowry

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on October 30, 2017 by Margery A. Lowry, a single person.

[Signature]  
Notary Public in and for said State

