



Document 2017 3668

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$207.20
Rev Stamp# 503 DOV# 515

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$130,000⁰⁰

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 to:
John Walsh, 313 N Cherry St., Saint Charles, IA 50240

LHF 41010

$\frac{3}{4}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dorothy M. Brooks, a/k/a Dorothy Brooks, a single person, by Gary Brooks, as Agent, does hereby convey unto John Walsh, a single person,** the following described real estate.

Lots Three (3) and Four (4) and the vacated street lying North of said Lots Three (3) and Four (4), ALL in Block Two (2) of Joel's Addition to the Town of St. Charles, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that 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.

Mary Brooks P.O.A
Gary Brooks

GARY BROOKS P.O.A
Printed Name

As Agent for
Dorothy M. Brooks

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on November 17 2017 by Gary Brooks, as Agent for Dorothy M. Brooks, a/k/a Dorothy Brooks, a single person..

[Signature]
Notary Public in and for said State

