



Document 2018 391

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Date 2/05/2018 Time 10:51:19AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$369.60

Rev Stamp# 47 DOV# 48

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (4494ESP)

E✓

**Return To:** Gregory Z. Lester, 511 West Clanton Street, Saint Charles, Iowa 50240

**Taxpayer Information:** Gregory Z. Lester, 511 West Clanton Street, Saint Charles, Iowa 50240

Gm43186

\$231,500

$\frac{1}{2} \times 2$

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Arlene G. Clewell, a single person**, does hereby Convey to **Gregory Z. Lester and Katherine L. Lester, 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:

**Lot Twelve (12) of Kephart's Addition to St. Charles, Madison County, Iowa, AND Parcel "G" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.2359 acres, as shown in Plat of Survey filed in Book 2, Page 307 on November 26, 1996, in the Office of the Recorder of Madison County, Iowa;**



Subject to all covenants, restrictions and easements of record.

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: 2-1-18

Arlene G. Clewell  
Arlene G. Clewell

STATE OF Iowa )  
COUNTY OF Rock ) ss:

On this 1 day of February, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Arlene G. Clewell, a single person, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Betsy Haas-Reineck  
Notary Public in and for said State

**BETSY HAAS-REINECK**  
Notarial Seal - IOWA  
Commission No. 165434  
My Commission Expires June 17, 2019