



Document 2018 461

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Date 2/12/2018 Time 10:44:34AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$104.80
Rev Stamp# 54 DOV# 55

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$66,000.⁰⁰

✓ **Return Document To:** Paige Tigner, 214 North Hartman St., St. Charles, IA 50240
Preparer Information: David D. Nelson, 699 Walnut St. Suite 2000, Des Moines, IA 50309,
Phone: (515) 288-6041
Address Tax Statement: Paige Tigner, 214 North Hartman St., St. Charles, IA 50240

WARRANTY DEED

LHF41883
P175003

For the consideration of One Dollar(s) and other valuable consideration, Matt Goche, a married person, does hereby Convey to Paige Tigner, a single person, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) of BEAVER AND PATTON'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: 2/7 2018.

Matt Goche
Matt Goche (Grantor)

Melissa Goche
Melissa Goche (Spouse of Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on February 7, 2018, by Matt Goche and Melissa Goche, husband and wife.

Linda Letze
Signature of Notary Public

