



Document 2018 1287

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Date 4/26/2018 Time 10:24:20AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$260.80 ANNO

Rev Stamp# 162 DOV# 163 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 163,500⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4244

✓ Mail tax statements and return document to:
Chris Peterson, 200 S Clark St, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brooke Hoyt, a single person, and Jason N. Tibbits, a single person**, do hereby convey unto **Chris Peterson**, the following described real estate:

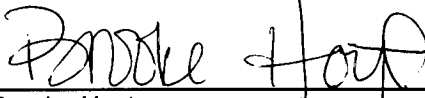
A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing 66 feet West of the Northwest Corner of Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 feet West of the East line of said Section Twenty-three (23), running thence West 132 feet, thence South 132 feet, thence East 132 feet, thence North 132 feet to the point of beginning.

Order No.: MES-79120/KCF

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Brooke Hoyt



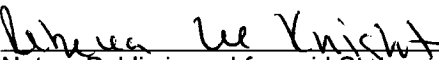
Jason N. Tibbits

STATE OF Iowa)
COUNTY OF Madison)

SS:



This instrument was acknowledged before me on April 22nd 2018 by Brooke Hoyt, a single person, and Jason N. Tibbits, a single person.



Notary Public in and for said State