

Book 2018 Page 1348 Type 03 001 Pages 2 Date 5/01/2018 Time 1:27:04PM Rec Amt \$12.00 Aud Amt \$5.00 INDX Rev Transfer Tax \$261.60 ANNO

Rev Stamp# 169 DOV# 170 LISA SMITH, COUNTY RECORDER I NDX ANNO SCAN

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: 515-453-4720

Mail tax statements and return document to:

Keith L. Reynolds and Janice E. Reynolds, 718 W Main St, Saint Charles, IA 50240

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Worth W. Hartzell, a single person, does hereby convey unto Keith L. Reynolds and Janice E. Reynolds, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Three (3) of Watertower Subdivision, in the City of St. Charles, Madison County, Iowa



Order No.: MES-79051/BC

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.

North W. Hartzell

STATE OF $\frac{10\omega A}{2\omega A}$) ss

TERESA STREMLAU BAGBY
Commission Number 799023
My Commission Expires
August 30, 2019

Notary Public in and for said State