



Document 2018 2374

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Date 7/23/2018 Time 11:25:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$196.00

Rev Stamp# 295 DOV# 300

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$123,000.<sup>00</sup>



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

GM48990

**Preparer Information:** (Name, address and phone number)

Mathew D. Zinkula, 122 West Jefferson Street, Osceola, IA 50213, Phone: (641) 342-2619

**Taxpayer Information:** (Name and complete address)

Blake T. Brommel, 114 N. Cherry Street, St. Charles, IA 50240

**Return Document To:** (Name and complete address)

Blake T. Brommel, 114 N. Cherry Street, St. Charles, IA 50240

**Grantors:**

Keith Simmons  
Kendra Simmons

**Grantees:**

Blake T. Brommel

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Keith Simmons and Kendra Simmons, husband and wife, do hereby Convey to Blake T. Brommel, a single person,

the following described real estate in Madison County, Iowa: A tract of land located in of the Northeast 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., Town of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 142 feet North of the intersection of the North line of Main Street and the West line of Cherry Street, as now used and established, and running thence North 132 feet, thence West 107 feet, thence South 132 feet, thence East 107 feet to the point of beginning.



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 on July 18, 2018

[Handwritten signature of Keith Simmons]

Keith Simmons (Grantor)

[Handwritten signature of Kendra Simmons]

Kendra Simmons (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 18, 2018, by Keith Simmons and Kendra Simmons



[Handwritten signature of Kristin Flaherty]
Signature of Notary Public