



Document 2018 2448

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Date 7/30/2018 Time 10:25:53AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$141.60

Rev Stamp# 309 DOV# 313

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$89,000.⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, Phone: (515) 981-5401

Taxpayer Information: (name and complete address)

James E. Faust and Janel M. Faust 1148 260th Ave. New Virginia IA 50210

Return Document To: (name and complete address)

James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211

Grantors:

Matthew Byrnes and
Jamie Byrnes

Grantees:

James E. Faust and
Janel M. Faust

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, Jamie Byrnes and Matthew Byrnes, a married couple do hereby Convey to James E. Faust and Janel M. Faust, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Warren County, Iowa:

Lot Two (2) of K Bar C Subdivision, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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: 7.27.18

Matthew J. Byrnes
Matthew Byrnes (Grantor)

Jamie L. Byrnes
Jamie Byrnes (Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on

July 27, 2018, by Jamie Byrnes and Matthew Byrnes, a married couple.

[Signature]
Signature of Notary Public

