



Document 2018 3140

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Date 9/28/2018 Time 1:34:36PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$338.40

ANNO

Rev Stamp# 406 DOV# 408

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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.: 515-453-4244

Mail tax statements and return document to:

Roger L. Garner and Betty Jo Garner, 409 Council Dr W, Saint Charles, IA 50240

\$ 212,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Scott Day and Karla Day, a married couple**, do hereby convey unto **Roger L. Garner and Betty Jo Garner, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:



Lots Five (5) and Six (6) of John A. Walker Subdivision, City of St. Charles, Madison County, Iowa

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, 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.

x Scott Day
Scott Day
x Karla Day
Karla Day

STATE OF Illinois)
COUNTY OF Madison)

SS:



This instrument was acknowledged before me on September 24 2018 by Scott Day and Karla Day, a married couple.

Rebecca Lee Knight
Notary Public in and for said State