



Document 2018 3675

Book 2018 Page 3675 Type 03 001 Pages 2

Date 11/14/2018 Time 10:51:41AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20

Rev Stamp# 486 DOV# 486

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Prepared By: Zorica Ilic Burch, 4201 Westown Pkwy – Ste. 250, W. Des Moines, Iowa 50266 (515) 283-1801 (3557RE)

Return To: Charles Hughes and Cynthia Hughes, 210 Main East, St. Charles, Iowa 50240

Taxpayer Information: Charles Hughes and Cynthia Hughes, 210 Main East, St. Charles, Iowa 50240

21853511

$\frac{1}{1}$

\$25,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Charles V. Livengood and Tani A. Livengood, a married couple**, do hereby convey to **Charles Hughes and Cynthia Hughes, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison County, Iowa**:

A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), 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: Beginning at a point made by the intersection of the extension of the South side of Main Street in the Town of St. Charles, Iowa, and the West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), thence running East to the Right of Way of the Chicago, Burlington & Quincy Railway Company, thence in a Southwesterly direction along said Right of Way to the West line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), thence North to the place of beginning.



Subject to all easements, covenants and restrictions of record.

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.

