



BK: 2019 PG: 1572
Recorded: 5/30/2019 at 12:24:47.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$357.60
LISA SMITH 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)453-4637

Mail tax statements and return document to:
Brady Gray and Natasha Gray, 212 W Market St, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Thomas M Egli and Patricia A Egli, a married couple**, do hereby convey unto **Brady Gray and Natasha Gray, 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) in Block Eight (8) in Hartman and Young's Addition to the Town 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.

Thomas M Egli
Thomas M Egli
Patricia A Egli
Patricia A Egli

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on May 25 2019 by Thomas M Egli and Patricia A Egli, a married couple.

Diane M. Daniels
Notary Public in and for said State

