



Document 2019 2532

Book 2019 Page 2532 Type 03 001 Pages 2
Date 8/15/2019 Time 1:40:35PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$250.40 ANNO
Rev Stamp# 312 DOV# 321 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4720

EW Mail tax statements and return document to:
Caressa M Tolbert, 404 W Clanton St, Saint Charles, IA 50240

FID62809

$\frac{1}{2}$ \$157,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lucas J Fry, a single person**, does hereby convey unto **Caressa M Tolbert, a single person**, the following described real estate:

Lot Two (2) of Kephart's Addition to St. Charles, Iowa, a Subdivision in Madison County, Iowa.



Order No.: MES-87482/BC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

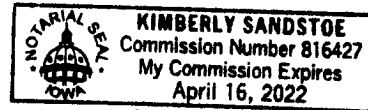
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

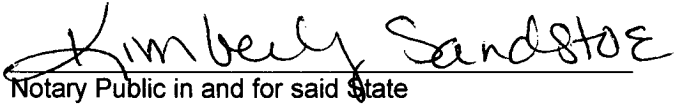

Lucas J Fry

STATE OF Iowa
COUNTY OF Polk

)
) SS:



This instrument was acknowledged before me on August 14 2019 by Lucas J Fry, a single person.


Notary Public in and for said State