



Document 2019 3615

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Date 11/12/2019 Time 2:34:08PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$311.20

ANNO

Rev Stamp# 437 DOV# 453

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$195,000

Dawn Takekawa AT#0009273

Preparer Information: Dawn Takekawa 1610 SW Main Street, Suite 207, Ankeny, IA 50023 (515) 964-2000

✓ After Filing Return To: Kimberly S. Allen, 415 West Council Drive, Saint Charles, Iowa 50240
Address Tax Statement: Kimberly S. Allen, 415 West Council Drive, Saint Charles, Iowa 50240

P196086

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Larry Wood and Presley Wood, a married couple, do hereby convey to Kimberly S. Allen, a married person, the following described real estate in Madison County, Iowa:

Lot 1 in John A. Walker Subdivision, City of St. Charles, Madison County, Iowa.

Locally known as: 415 West Council Drive, Saint Charles, Iowa 50240

Subject to covenants, restrictions and easements of record

Grantors do hereby covenant with grantee, 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, according to the context.

Dated: 11-7-19

Larry Wood
Larry Wood, Grantor

Presley Wood
Presley Wood, Grantor

This instrument was acknowledged before me on this 7 day of Nov, 2019
by **Larry Wood and Presley Wood, a married couple.**

STATE OF Iowa)
COUNTY OF Polk) ss:



Dawn Van Wyk Takekawa
Notary Public in and for the State of Iowa