



Document 2020 1363

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Date 4/22/2020 Time 12:18:40PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$255.20

ANNO

Rev Stamp# 133 DOV# 132

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6403ESP)

Return To: Justin Zigler, 205 S. Morgan Street, Saint Charles, Iowa 50240

Taxpayer Information: Justin Zigler, 205 S. Morgan Street, Saint Charles, Iowa 50240

$\frac{2}{7}$

\$160,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Marjorie D. Fickes, a single person**, does hereby Convey to **Justin Zigler, a single person**, in the following described real estate:

Lots One (1) and Two (2) in Half Block Eleven and Lot Four (4) in Block Twelve (12) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa;



Subject to all covenants, restrictions and easements 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.

Dated: 4/7/2020

Marjorie D. Fickes
Marjorie D. Fickes

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on April 7, 2020, by
Marjorie D. Fickes, a single person.

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 155434
My Commission Expires June 17, 2022