



Document 2020 593

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Date 2/25/2020 Time 2:56:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$631.20

Rev Stamp# 48 DOV# 47

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2167RTE)

Return To: Scott Weaver, 2458 Bevington Park Rd, St. Charles, IA 50240

Taxpayer Information: Brooke Maxwell, 2458 Bevington Park Rd, St. Charles, IA 50240

\$395,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Steven C. Maxwell and Carmen Maxwell, a married couple, and Jeffrey D. Strong and Jane Strong, a married couple**, do hereby Convey to **Brooke Maxwell, a single person, and Nathan Phillips, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

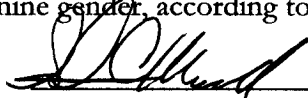
Lot Four (4) of Stromax Subdivision, located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

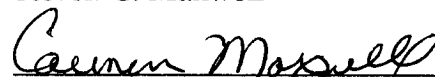
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 2/24/20



Steven C. Maxwell



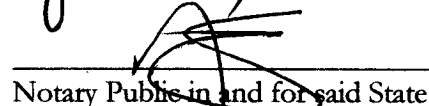
Carmen Maxwell

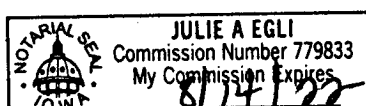
STATE OF Iowa

COUNTY OF Madison

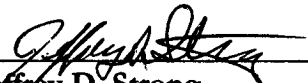
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This record was acknowledged before me on Feb 24, 2020, by Steven C. Maxwell and Carmen Maxwell, a married couple.

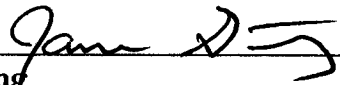

Notary Public in and for said State



Dated: 2/24/20


Jeffrey D. Strong

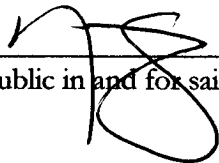
STATE OF Iowa


Jane Strong

COUNTY OF Madison

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This record was acknowledged before me on Feb 24, 2020, by Jeffrey D. Strong and Jane Strong, a married couple.


Notary Public in and for said State

