



Document 2021 3471

Book 2021 Page 3471 Type 03 001 Pages 2
Date 8/18/2021 Time 10:42:38AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$279.20
Rev Stamp# 422 DOV# 415
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$175,000

**WARRANTY DEED
Recorder's Cover Sheet**

P213257

CFc110523

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309,
Phone: 515-282-6803

Taxpayer Information: Larry Givens, 502 West Main St, Saint Charles, IA 50240

✓ **Return Document To:** Larry Givens, 502 West Main St, Saint Charles, IA 50240

Grantors: Vance M. Smith and Wendi Smith

Grantees: Larry Givens

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Vance M. Smith and Wendi Smith, both unmarried persons, do hereby Convey to Larry Givens, the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) in Block Two (2) of STOUFFER'S ADDITION to the Town of St. Charles, Madison County, Iowa.

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: 7-19-21.

Vance M. Smith
Vance M. Smith, Grantor

Wendi Smith
Wendi Smith, Grantor

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on July 19, 2021 by Vance M. Smith and Wendi Smith, both unmarried persons.

Nancy Johnson
Signature of Notary Public

