

BK: 2023 PG: 1906
Recorded: 8/15/2023 at 12:56:43.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$327.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Mick Lynn Schaffer and Kassie Grace Schaffer, 509 West Carpenter Street, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kathleen Stuart, a single person**, (the “Grantor”), does hereby Convey to **Mick Lynn Schaffer and Kassie Grace Schaffer, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirty (30) in KEPHART’S ADDITION TO ST. CHARLES, IOWA, PLAT NO. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that 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.

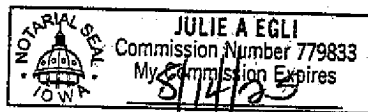
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

Dated the 9 day of August, 2023.

Dean Downs
Kathleen Stuart (Grantor)
By: Dean Downs, Attorney-in-Fact

STATE OF Iowa COUNTY OF Madison

This record was acknowledged before me on August 9, 2023, by Kathleen Stuart by Dean Downs, Attorney-in-Fact.



[Signature]
Notary Public