

BK: 2017 PG: 1679
Recorded: 5/31/2017 at 11:23:00.0 AM
Fee Amount: \$17.00
Revenue Tax: \$86.40
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Steven T. Kaster and Shelley D. Kaster, 306 W. Carpenter St., St. Charles, IA 50240

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Steven T. Kaster and Shelley D. Kaster, 306 W. Carpenter St., St. Charles, IA 50240

For the consideration of \$54,250.00 Dollar(s) and other valuable consideration, Gary Knight and Rebecca Knight, Husband and Wife

do hereby Convey to
Steven T. Kaster and Shelley D. Kaster,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: See 1 in Addendum

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 on

A handwritten signature of Gary Knight in black ink.

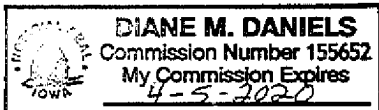
Gary Knight(Grantor)

A handwritten signature of Rebecca Knight in black ink.

Rebecca Knight (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-20-2017, by Gary Knight
and Rebecca Knight



A handwritten signature of Diane M. Daniels in black ink.
Signature of Notary Public

Addendum

1. Parcel "C" located in the South Half ($\frac{1}{2}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.00 acres, as shown in Plat of Survey filed in Book 2017, Page 909 on March 22, 2017, in the Office of the Recorder of Madison County, Iowa.

Grantors reserve a utility easement for the purpose of installing, removing, repairing and replacing a water meter pit, and for the installation, removal, repair and replacements of a waterline, over, under and across the West 40 Feet of the land to be conveyed to Grantees, together with a right of ingress and egress for such purposes. Grantors shall have the right to assign this easement to Warren Water, Inc. The parties covenant that no act will be permitted within the easement areas that is inconsistent with rights hereby granted, and no building or structures will be erected upon said easement area and the present grade or ground level, will not be changed by excavation or filling. This easement shall be binding on the parties, their heirs, successors and assigns.