



Document 2017 1858

Book 2017 Page 1858 Type 03 001 Pages 2

Date 6/15/2017 Time 10:45:43AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$184.00

Rev Stamp# 244 DOV# 250

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4625

✓ Mail tax statements and return document to:

Amber Austin and Matthew Austin, 114 N Lumber St., Saint Charles, IA 50240

$\frac{1}{2}$ \$115,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Thomas M. Egli and Patricia A. Egli, husband and wife**, do hereby convey unto **Amber Austin and Matthew Austin, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The North 72 feet of Lots One (1) and Two (2) in Block Eight (8) of Hartman & Young's Addition to the Original Town of St. Charles, Madison County, Iowa.

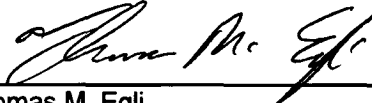


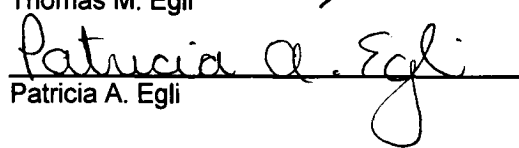
Order No.: MES-73311/JC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

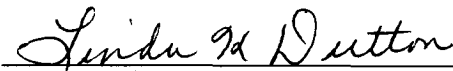


Thomas M. Egli


Patricia A. Egli

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on June 9 2017 by Thomas M. Egli and Patricia A. Egli, husband and wife.



Notary Public in and for said State

