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Date 1/02/2018 Time 12:29:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$276.00

Rev Stamp# 3 DOV# 3

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

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:

✓ Tyanna L. Forgy and Nash R. Wiegert, 301 S Morgan St., Saint Charles, IA 50240

FD 42546

1/2

\$172,900

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Tyler Meador, a/k/a Tyler Consoer, and Meredith Meador, husband and wife**, do hereby convey unto **Tyanna L. Forgy, a single person, and Nash R. Wiegert, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), thence South along the West line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4) 647.7 feet to the South line of Clanton Street, thence South 88°58' East 33 feet to the East line of Morgan Street which is the point of beginning, running thence South 88°58' East 101 feet along the South line of Clanton Street, thence South 112 feet, thence North 88°58' West 101 feet to the East line of Morgan Street, thence North 112 feet to the point of beginning.



Order No.: MES-77385/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.

Tyler Meador

Tyler Meador

Meredith Meador

Meredith Meador

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on December 28, 2017 by Tyler Meador, a/k/a Tyler Consoer, and Meredith Meador, husband and wife.

[Signature]
Notary Public in and for said State

