



Document 2018 3717

Book 2018 Page 3717 Type 03 001 Pages 3

Date 11/15/2018 Time 1:06:20PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$311.20

ANNO

Rev Stamp# 489 DOV# 489

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 195,000.⁰⁰

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

F1053038

$\frac{1}{2}$

Deaven

Taxpayer Information: Jordan & ~~Devin~~ Lytton, 305 West Market Street, St. Charles, IA
50240

EJ

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:

Rodney D. Wheeler

Laurie A. Wheeler

Grantees:

Jordan Lytton

Deaven ~~Devin~~ Lytton

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Rodney D. Wheeler and Laurie A. Wheeler, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Jordan Lytton and ~~Devin~~^{Deaven} Lytton, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "H" located in the Northeast Quarter (1/4) Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 317 on May 29, 1997, in the Office of the Recorder of Madison County, Iowa.

AND

A tract of land located in the Northeast Quarter (1/4) Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the intersection of the center lines of Market Street and Morgan Street in the Town of St. Charles, running thence North 13 rods, thence West 6 2/13 rods, thence South 13 rods, thence East 6 2/13 rods to the place of beginning, except that part thereof used for street purposes, AND EXCEPT the North 54.5 feet thereof.

Property Address: 305 West Market Street, St. Charles, IA

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.

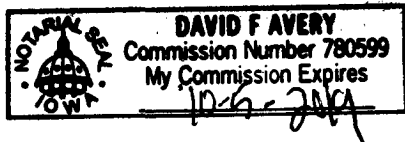
Dated: 11/7/2018


Rodney D. Wheeler (Grantor)


Laurie A. Wheeler (Grantor)

STATE OF Iowa Rock COUNTY, ss:

This record was acknowledged before me on this 8 day of November, 2018, the undersigned, by Rodney D. Wheeler and Laurie A. Wheeler, husband and wife.



David F. Avery, Iowa
Notary Public in and for said State