



Document 2019 815

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Date 3/15/2019 Time 3:28:11PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 75 DOV# 75

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

P 91084

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 661-5574

Return document to and mail tax statements to:

MELISSA MADONIA & MARIE GLASS, 201 Hartman Street N, St. Charles, Iowa 50240

File #RESC / KK (spo)

\$139,000

WARRANTY DEED

Legal: Lots 1, 2, 3, 4, 5, and 6 in Block 1 of BEAVER & PATTON'S ADDITION to St. Charles, Madison County, Iowa; and also a tract of land commencing at the Northeast corner of Lot 1 of said block and running thence East to the right of way of the old Des Moines and Kansas City Railway Company, thence in a Southwesterly direction along said right of way to a point directly East of the Southeast corner of said Lot 1, thence West to said Southeast corner of Lot 1, then North to place of beginning

Address: 201 Hartman North, St. Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shane E. Campbell and Lacie N. Campbell, a married couple**, do hereby convey the above-described real estate to **Melissa Madonia, a single person, and Marie Glass, a married person**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL 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 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 relinquish 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.

STATE OF IOWA)) SS: COUNTY OF <u>Dallas</u>) On this <u>7th</u> day of <u>March</u>, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared Shane E. Campbell and Lacie N. Campbell, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed. <u>Kristen Klinkhammer</u> Notary Public in and for said State	Dated: <u>March 7th</u>, 2019 <u>Shane Campbell</u> Shane E. Campbell <u>Lacie Campbell</u> Lacie N. Campbell
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