

BK: 2021 PG: 4055
Recorded: 9/29/2021 at 10:30:52.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$380.00
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327
Return document to and mail tax statements to:
JEFFREY T. SNEDDEN AND NOELE J. SNEDDEN, 325 NE Maple Avenue, Earlham, Iowa 50072 File #ISS (spo)

WARRANTY DEED

Legal: **Lot 3 and the South 11 Feet of Lot 2 in Block 2 of NICHOLSON'S
 ADDITION to the Town of Earlham, Madison County, Iowa**

Address: 325 NE Maple Avenue, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Steve J. Pottebaum, a single person**, does hereby convey the above-described real estate to **Jeffrey T. Snedden and Noele J. Snedden, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

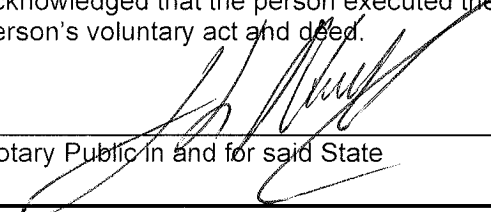
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)
) SS:
COUNTY OF Polk)

On this 28 day of September, 2021,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Steve J. Pottebaum, a single
person**, to me known to be the identical person named in
and who executed the foregoing instrument and
acknowledged that the person executed the same as that
person's voluntary act and deed.



Notary Public in and for said State

Dated: September 28th, 2021



Steve J. Pottebaum

