

BK: 2022 PG: 1809
Recorded: 6/16/2022 at 10:10:56.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$599.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515)-518-6306
Tax Statement
& Return to: Charity Chesnut and Kory Chesnut, 230 NW Poplar Avenue, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeffrey Luke and Joy R. Luke, a married couple** (the “Grantors”), do hereby convey to **Charity Chesnut and Kory Chesnut, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

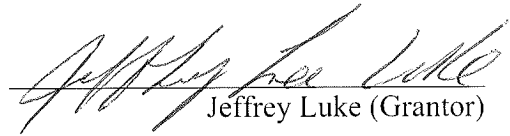
The South 72 feet of the West 2/3rds of Lot Three (3) and the North 28 feet of the West 116.82 feet of Lot Four (4), all in Block Nine (9) of WILSON’S ADDITION to the Town of Earlham, Madison County, Iowa.

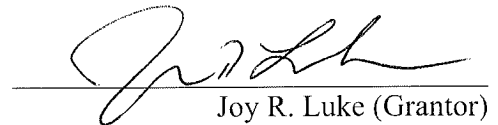
Subject to all covenants, restrictions and easements of record.

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

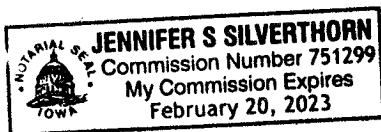
Dated the 14th day of June, 2022.

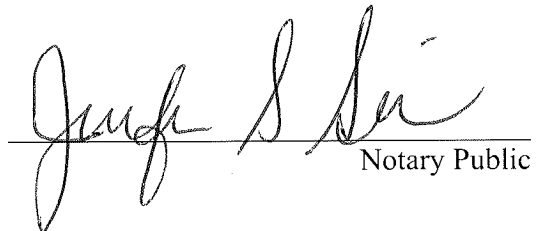

Jeffrey Luke (Grantor)


Joy R. Luke (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on June 14, 2022, by Jeffrey Luke and Joy R. Luke.




Notary Public