



Document 2022 2934

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Date 10/07/2022 Time 10:55:50AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$324.00

ANNO

Rev Stamp# 383 DOV# 376

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$203,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: William Dunagan IV, 205 SW Elm Ave, Earlham, IA 50072

P2204051

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Johnathon Merial and Ashley Merial, a married couple** (the "Grantors"), do hereby convey to **William Dunagan IV, a single person** (the "Grantee"), the following described real estate:

Lot One (1) and the North Eighteen (18) Feet of Lot Two (2) in Block Eighteen (18) of the Original Town of Earlham, Madison County, Iowa.

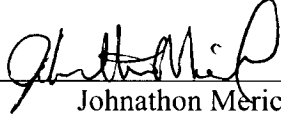
Subject to all covenants, restrictions and easements of record.

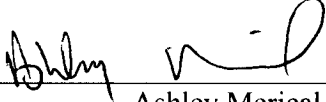
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with Grantee, 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

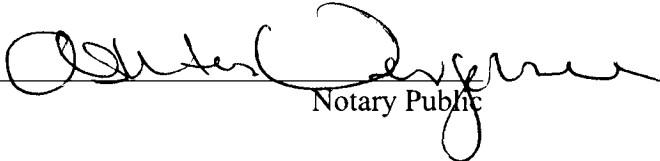
Dated the 5th day of October, 2022.


Johnathon Merial (Grantor)


Ashley Merial (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on 10-5, 2022, by Johnathon Merial and Ashley Merial.


Notary Public

Ashton Verschuere
Notarial Seal- Iowa
Commission Number 834825
Commission expires 11/4/24