

BK: 2022 PG: 3619
Recorded: 12/12/2022 at 3:38:31.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$559.20
LISA SMITH RECORDER
Madison County, Iowa

Return To: Justin Powell, 1617 Juniper Ct., Earlham, IA 50072
Taxpayer: Justin Powell, 1617 Juniper Ct., Earlham, IA 50072
Preparer: Justin E. Hayes, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266,
Phone: (515) 283-1801



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Seth A Kilson and Elizabeth R Hedges a/k/a Elizabeth Kilson**, a married couple, do hereby Convey to **Justin Powell**, as an unmarried person, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Juniper Estates, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-Three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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 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: 2022-12-08

Seth Kilson

Seth A Kilson, Grantor

Elizabeth Kilson

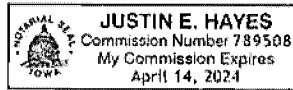
Elizabeth R Hedges a/k/a Elizabeth Kilson,
Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 2022-12-08 by
Seth A Kilson and Elizabeth R Hedges a/k/a Elizabeth Kilson.

Justin E. Hayes

Signature of Notary Public



Document notarized online using audio-video communication.