



Document 2023 1430

Book 2023 Page 1430 Type 03 001 Pages 2

Date 6/21/2023 Time 10:50:37AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$535.20

ANNO

Rev Stamp# 189 DOV# 189

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$335,000.00

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:

CHRISTOPHER AND ASHLEY MAIERS, 405 NW 4th Street, Earlham, Iowa 50072

LSB39836

File #ISS (rfb)

WARRANTY DEED

02301384

Legal: **Lot 1 in COBEAN ESTATES, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa**

Address: 405 NW 4th Street, Earlham, Iowa 50072

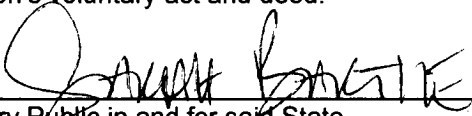
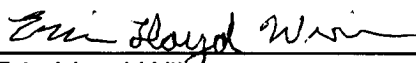
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric Lloyd Wilson, a single person**, does hereby convey the above-described real estate to **Christopher M. Maiers and Ashley D. Maiers, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

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 <u>Iowa</u>)) SS: COUNTY OF <u>Polk</u>) On this <u>8th</u> day of <u>June</u>, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Eric Lloyd Wilson, 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: <u>June 8th</u>, 2023  _____ Eric Lloyd Wilson
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