

BK: 2023 PG: 1741

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$272.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

DAKOTA HERRIGAN AND JONATHAN HERRIGAN, 140 NE CHERRY AVE, EARLHAM, IA 50072

WARRANTY DEED

Legal: Lot Nine (9) in Block One (1) of B.F. ALLEN'S ADDITION to the Town of Earlham, Madison County, Iowa

Address: **140 NE Cherry Ave, Earlham, IA 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Meghan M. Orr, a single person**, hereby conveys the above-described real estate to **Dakota Herrigan and Jonathan Herrigan, 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 Grantee, 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)
COUNTY OF Dallas) SS:

Dated: 7/23/23, 2023

Meghan M. Orr
Meghan M. Orr

On this day of 07-23-2023 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Meghan
M. Orr, a single person, to me known to be the
identical person(s) named in and who executed
the foregoing instrument and acknowledged that
the person executed the same as that person's
voluntary act and deed.

Jeri Hudnut
Notary Public in and for said State

