

BK: 2023 PG: 2334
Recorded: 9/25/2023 at 8:19:15.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$60,000.00

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:
MATTHEW E COLE AND KARLEY A COLE, 10016 TANGLEWOOD DR, URBANDALE, IA 50322

WARRANTY DEED

Legal: The West One-third (1/3) of Lot Three (3) in Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa, and The East Half (1/2) of the West Two-thirds (2/3) of Lot Three (3) in Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa, EXCEPT the East 70 feet of the East Half (1/2) of the West Two-thirds (2/3) of Lot Three (3) in Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.

Address: **440 Lynn NW, Earlham, IA 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffrey L. Luke and Joy R. Luke, a married couple**, hereby conveys the above-described real estate to **Matthew E Cole and Karley A Cole, 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 Polk) SS:

On this day of September 22nd, 2023 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Jeffrey L.
Luke and Joy R. Luke, a married couple, 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.

Emily Campos
Notary Public in and for said State

Dated: September 22nd, 2023

Jeffrey L. Luke

Joy R. Luke

