



Document 2023 619

Book 2023 Page 619 Type 03 001 Pages 4

Date 3/28/2023 Time 11:52:41AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 72 DOV# 74

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$210,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 ½ W Jefferson, PO Box 230 Winterset, IA 50273,
Phone: 5154623731

Taxpayer Information: Kyle Allen Weber and Dakota Riley Paige Brockmann, 1255 SE
University Ave, Apt 210, Waukee, IA 50263

Return Document To: Kyle Allen Weber, 515 E 1st Ave, Earlham, IA 50072

Grantors: Michael S. Jones and Timothy R. Brown

Grantees: Kyle Allen Weber and Dakota Riley Paige Brockmann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:





WARRANTY DEED

For the consideration of Two Hundred Ten Thousand Dollar(s) and other valuable consideration, Michael S. Jones and Timothy R. Brown, a married couple, do hereby Convey to Kyle Allen Weber and Dakota Riley Paige Brockmann, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of RICHARD L. WALTERS SUBDIVISION, a Replat of Lots 6, 7, 8, and the South 20 feet of Lot 9 in Block 2 of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa, including vacated street and alley, EXCEPT that part of Lot One (1) described as follows: Beginning at the Northeast corner of Lot 3, thence North 89°31'16" East 13 feet along the boundary line of Lot 1; thence South 00°05'50" West 79.36 feet; thence South 89°32'44" West 13 feet to the Southeast corner of Lot 3; thence North 00°05'50" East 79.35 feet along the East line of Lot 3 to the point of beginning.



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: 03/21/2023

Michael S Jones

Signed on 2023/03/21 09:30:40:00

Michael S. Jones, Grantor

Dated: 03/21/2023

Timothy R. Brown

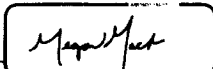
Signed on 2023/03/21 09:30:40:00

Timothy R. Brown, Grantor



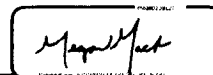
STATE OF Iowa, COUNTY OF Polk

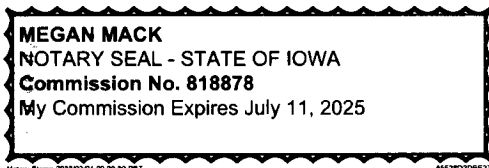
This record was acknowledged before me on 03/21/2023 by
Michael S. Jones.


Signature of Notary Public

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on 03/21/2023 by
Timothy R. Brown.


Signature of Notary Public



Notarial act performed by audio-visual communication





DocVerify ID: D78C4FEC-24E7-4AB7-B2D7-05350FC503A5
Created: March 21, 2023 08:03:02 -8:00
Pages: 9
Remote Notary: Yes / State: IA

[illegible]

I, Megan Mack, did witness the participants named above electronically sign this document.

