

BK: 2023 PG: 713
Recorded: 4/10/2023 at 2:06:01.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$433.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$271,050.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Ryan Clement, 570 NE Cherry, Ave., Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gary A. Arnburg and Sheryl F. Arnburg, a married couple** (the "Grantors"), do hereby convey to **Ryan Clement, a single person** (the "Grantee"), the following described real estate:

Lots One (1) and Two (2) and the North Eighty-eight (88) feet of Lot B of Urquhart's Place in the Town of Earlham, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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 Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 6 day of April, 2023.

Gary Arnburg

By: Andrew A. Arnburg, Attorney-in-Fact

Gary A. Arnburg (Grantor)

By: Andrew A. Arnburg, Attorney-in-Fact

Sheryl Arnburg

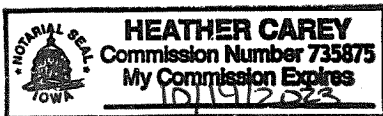
By: Andrew A. Arnburg, Attorney-in-Fact

Sheryl F. Arnburg (Grantor)

By: Andrew A. Arnburg, Attorney-in-Fact

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on April 6, 2023, by Gary A. Arnburg and Sheryl F. Arnburg, By: Andrew A. Arnburg, Attorney-in-Fact.



Heather Carey

Notary Public