



Document 2024 1176

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Date 5/30/2024 Time 10:15:54AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$639.20 ANNO

Rev Stamp# 150 DOV# 156 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$400,000<sup>00</sup>

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

BRENT AND ELIZABETH RYKHOEK, 3324 Racoon Road, Promise City, Iowa 52583

File #43875-24-FSB (dmf)

## WARRANTY DEED

Legal: **The Northwest Quarter of the Northeast Quarter of Section 13, Township 76 North of Range 29, West of the 5th P.M., Madison County, Iowa**

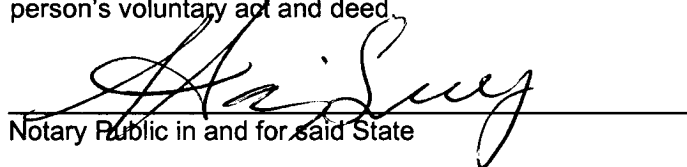


For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rhonda Renee Johnson, a single person**, does hereby convey the above-described real estate to **Brent Rykhoek and Elizabeth Rykhoek, a married couple**, as Joint Tenants 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.

<p>STATE OF <u>Iowa</u> )                                   ) SS: COUNTY OF <u>Polk</u> )</p> <p>On this <u>28<sup>th</sup></u> day of <u>May</u>, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Rhonda Renee Johnson, a single person</b>, 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.</p> <p> Notary Public in and for said State</p>	<p>Dated: <u>5/28</u>, 2024</p> <p> Rhonda Renee Johnson</p> <div data-bbox="890 1067 1267 1176"></div>
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