

\$637,500.00

BK: 2024 PG: 1265
Recorded: 6/7/2024 at 12:14:32.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,019.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6007SUM)
Return To: Scott Olson, 2002 Woody Court, Prole, IA 50229
Taxpayer Information: Scott Olson, 2002 Woody Court, Prole, IA 50229

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Sarah J. Dory and Paul D. Dory, a married couple**, Convey(s) to **Scott Olson**, the following described real estate:

Lot One (1) of Woods Addition, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 6/5/24

Sarah J. Dory
Sarah J. Dory

Paul D. Dory
Paul D. Dory

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on June 6 2024 by **Sarah J. Dory** and **Paul D. Dory**, a married couple.

Rachel Eller
Notary Public in and for said State