



Document 2024 1303

Book 2024 Page 1303 Type 03 001 Pages 2
Date 6/11/2024 Time 12:42:45PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$330.40
Rev Stamp# 173 DOV# 179

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$207,000⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

✓ Mail tax statements and return document to:
Jodi Frye, 425 N Jackson St, Truro, IA 50257

BIA 150413

1
2

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Alison Leigh Cole, a single person, and Jeran Ray Cosner, a single person**, do hereby convey unto **Jodi Frye**, the following described real estate:

Lot six (6), in Block Two (2), of KALE'S ADDITION to the Town of Truro, Madison County, Iowa.



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.

Order No.: 808-28790/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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.



Alison Leigh Cole
Alison Leigh Cole
Jeran Ray Cosner
Jeran Ray Cosner

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 6-6 2024 by Alison Leigh Cole, a single person, and Jeran Ray Cosner, a single person.

Sandra Delzell
Notary Public in and for said State