



Document 2024 1343

Book 2024 Page 1343 Type 03 001 Pages 2

Date 6/14/2024 Time 1:10:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 180 DOV# 185

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$149,000.00

Return To: Louis R. Hockenberger, 6601 Westown Pkwy STE 200, West Des Moines, Iowa 50266-7733

Taxpayer: Brian G. Severin and Terrie L. Severin, 2415 Sun View Dr, Granger, IA

Preparer: Louis R. Hockenberger, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Melissa Madonia Waybright and Troy Waybright, Wife and Husband and Marie Glass and Marvin Glass, Wife and Husband, Sellers, do hereby Convey to Brian G. Severin and Terrie L. Severin, as Husband and Wife as joint tenants in common with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

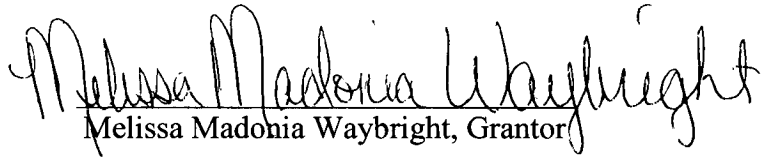
Lots One (1), Two (2), Three (3) in Block One (1) of Beaver & Patton's Addition to St. Charles, Madison County, Iowa; and also a tract of land commencing at the Northeast corner of Lot One (1) of said block and running thence East to the right of way of the old Des Moines and Kansas City Railway Company, thence in a Southwesterly direction along said right of way to a point directly East of the Southeast corner of said Lot One (1), thence West to said Southeast corner of Lot (One (1)), thence North to the place of beginning.

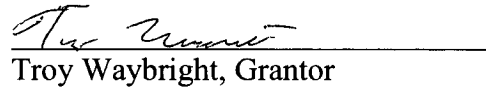
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

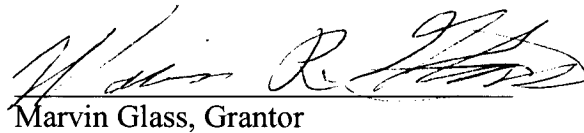
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 11, 2024.


Melissa Madonia Waybright, Grantor

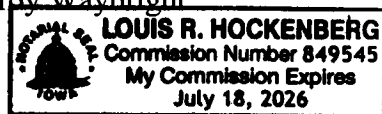

Troy Waybright, Grantor


Marie Glass, Grantor


Marvin Glass, Grantor

STATE OF IOWA, COUNTY OF DALLAS

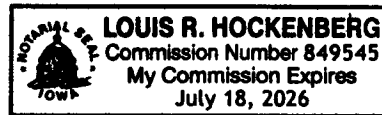
This record was acknowledged before me on June 11, 2024 by Melissa Madonia Waybright and Troy Waybright




Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on June 11, 2024 by Marie Glass and Marvin Glass.




Signature of Notary Public