



Document 2024 1509

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$687.20
Rev Stamp# 205 DOV# 206
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$430,000.00

Preparer Information: Jason Laughlin, Laughlin Law Firm, PLC, 3106 Ingersoll Avenue, Des Moines, IA 50312 Phone: (515) 608-4797

Taxpayer Information: Todd C. Oder, 2832 Truro Road, Truro, IA 50257

Return Document To: Todd C. Oder, 2832 Truro Road, Truro, IA 50257

$\frac{2}{3}$

Jason Laughlin ISBA # 20002

NWB150200

WARRANTY DEED

For the consideration of 1 Dollar(s) and other valuable consideration, Jason Wells, an unmarried person, does hereby Convey to Todd C. Oder and Pamela J. Oder, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Fractional Quarter(1/4) of the Northwest Quarter(1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.001 acres, as shown in Plat of Survey filed in Book 2004, Page 5856 on December 13, 2004, in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

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.

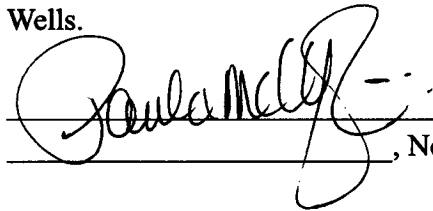
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/24/25


Jason Wells (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on June 25, 2024, by Jason Wells.

, Notary Public

