



Document 2024 1631

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Rev Transfer Tax \$607.20
Rev Stamp# 225 DOV# 223

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 380,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Tristin Joseph Snyder and Alexa Louise Snyder, 302 N Lumber St., St Charles IA 50240

FR 151432
P24101304

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dean A. Downs and Tammy S. Downs, a married couple** (the "Grantors"), do hereby convey to **Tristin Joseph Snyder and Alexa Louise Snyder, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land commencing ^{feet} 66 North of the Northwest corner of Block Four (4) of HARTMAN AND YOUNG'S ADDITION to the Town of St. Charles, Madison County, Iowa, and running thence North to a point 240 feet South of the North line of the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence West on a line parallel to and 240 feet South of said North line to a point 208 feet West of the East line of the tract herein described, thence South to a point on the North line of Vine Street in said town which is 208 feet West of the point of beginning Thence East 208 feet to the point of beginning; said tract also being described as the East 208 feet of the North 31 Rods of the West 29 Rods 3 ½ feet of the Northwest Quarter (¼) of said Section Twenty-four (24), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, excepting therefrom the North 240 feet thereof.

Subject to all covenants, restrictions and easements of record.

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 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

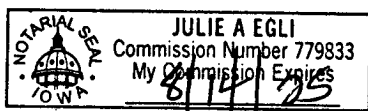
Dated the 8 day of July, 2024.

Dean A. Downs
Dean A. Downs (Grantor)

Tammy S. Downs
Tammy S. Downs (Grantor)

STATE OF Iowa COUNTY OF Madison

This record was acknowledged before me on July 8, 2024, by Dean A. Downs and Tammy S. Downs.



[Signature]
Notary Public