

\$560,000.00

BK: 2024 PG: 2054
Recorded: 8/23/2024 at 9:26:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$895.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Zachary Wray and Jenna Wray, 3381 140th Street, Cumming, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jane E. Jensen, a single person** (the "Grantor"), does hereby Convey to **Zachary Wray and Jenna Wray, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirteen (13) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

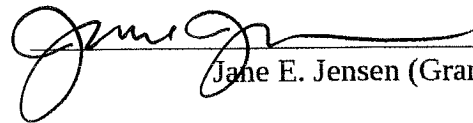
Subject to all covenants, restrictions and easements of record.

~~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.~~

Grantor does hereby covenant 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.

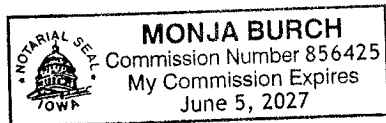
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

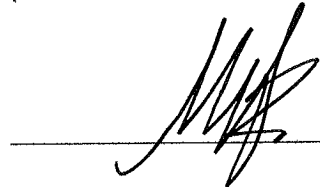
Dated the 20th day of August, 2024.


Jane E. Jensen (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on August 20, 2024, by Jane E. Jensen.




Notary Public