

\$98,000.00

BK: 2024 PG: 2942
Recorded: 12/6/2024 at 9:18:43.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$156.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Caleb Brandhagen Amey Brandhagen, 722 N. 4th Street, Winterset, IA 50273

Return Document To: Caleb Brandhagen, 722 N. 4th Street, Winterset, IA 50273

Grantors: Carla L. Culp n/k/a Carla L. Miller and Marlan Miller and Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen

Grantees: Caleb Brandhagen and Amey Brandhagen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ninety-Eight Thousand Dollar(s) and other valuable consideration, Carla L. Culp n/k/a Carla L. Miller and Marlan Miller, wife and husband and Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen, single, do hereby Convey to Caleb Brandhagen and Amey Brandhagen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

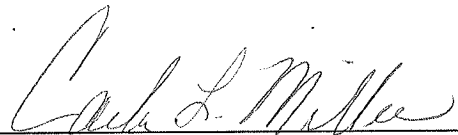
Lot One (1) in Block Three (3) in North Addition to Winterset, Madison County, Iowa.


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.

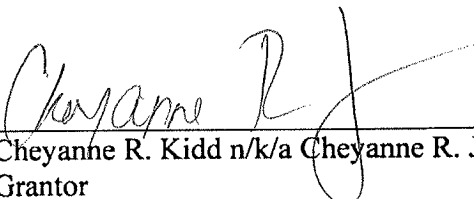
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 12-5-24.


Carla L. Culp n/k/a Carla L. Miller, Grantor


Marlan Miller, Grantor


Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen,
Grantor

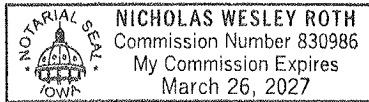
STATE OF IOWA, COUNTY OF

Polk

This record was acknowledged before me on
Carla L. Culp n/k/a Carla L. Miller.

December 5, 2024

by



[Signature]
Signature of Notary Public

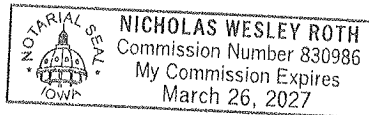
STATE OF IOWA, COUNTY OF

Polk

This record was acknowledged before me on
Marlan Miller.

December 5, 2024

by



[Signature]
Signature of Notary Public

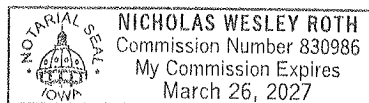
STATE OF IOWA, COUNTY OF

Polk

This record was acknowledged before me on
Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen.

December 5, 2024

by



[Signature]
Signature of Notary Public