



Document 2024 3119

Book 2024 Page 3119 Type 03 001 Pages 2
Date 12/23/2024 Time 12:50:35PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,279.20
Rev Stamp# 439 DOV# 432
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN

CHEK

\$800,000⁰⁰

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements and return document to:
Shane Hoffman and Kristin Hoffman, 3091 123rd Ct, Cumming, IA 50061

ML156622

$\frac{2}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Josecito Valero Aguilar, a single person**, does hereby convey unto **Shane Hoffman and Kristin Hoffman, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Thirteen (13) of Lakeshore Estates, Plat One (1), located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



Order No.: 808-30223/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

Josecito Valero A.

Josecito Valero Aguilar

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on December 11 2024 by Josecito Valero Aguilar, a single person.

Jill Carpenter

Notary Public in and for said State

