

BK: 2025 PG: 1111
Recorded: 5/8/2025 at 9:53:50.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$52.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Melissa A. Oetker
739 – 33rd Street
Des Moines, Iowa 50312

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantor:

Karen M. Barnett

Grantees:

Melissa A. Oetker

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$33,000.00 and no/100ths----- Dollars and other valuable consideration, **KAREN M. BARNETT, a single person**, does hereby convey to: **MELISSA A. OETKER** the following described real estate in Madison County, Iowa:

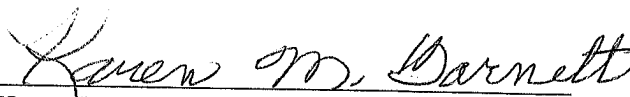
The West 65 feet of the North Half (N½) of Lot 8 and the West 65 feet of Lot 9 and the West 65 feet of Lot 10 all in Block 6 in the Original Town of Earlham, Madison County, Iowa.

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.

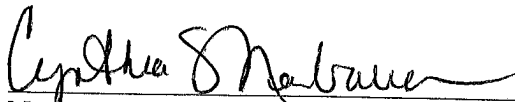
Dated: 7 day of May, 2025.


Karen M. Barnett

STATE OF IOWA, COUNTY OF MARION ss:

This record was acknowledged before me on the 7th day of May, 2025 by Karen M. Barnett, a single person.

 **CYNTHIA S. NEUBAUER**
Commission No. 864256
My Commission Expires
04/24/2028


Notary Public