

\$245,000.00

BK: 2025 PG: 1345
Recorded: 6/2/2025 at 12:01:55.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$391.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Tiana Stafford, 325 2nd St NW, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration **Zachary Dyck and Kyra Dyck, a married couple** (the “Grantors”), do hereby convey to **Tiana Stafford, a single person** (the “Grantee”), the following described real estate:

Lot Six (6) and the West Thirty (30) Feet of Lot Seven (7) in Block Four (4) of
ACADEMY ADDITION to the Original Town of Earlham, Madison County, Iowa.

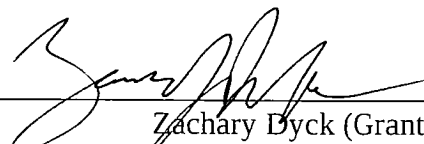
Subject to all covenants, restrictions and easements of record.

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.

Grantors do hereby covenant with Grantee, 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.

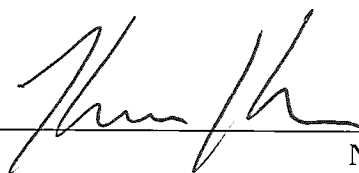
Dated the 31st day of May, 2025.


Zachary Dyck (Grantor)


Kyra Dyck (Grantor)

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on May 31, 2025, by Zachary Dyck and Kyra Dyck.


Notary Public

