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Date 1/17/2025 Time 12:32:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 27 DOV# 25

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$150,000^a

Preparer: Jason R. Sandegren, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (9220RSS)

Return To: Larry I. Ethell, 230 NE Maple Ave, EARLHAM, IA 50072

Taxpayer Information: Larry I. Ethell, 230 NE Maple Ave, EARLHAM, IA 50072

06157899

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tessa Louise Sprague f/k/a Tessa Louise Walczyk, a single person**, does hereby Convey to **Larry I. Ethell, a single person**, the following described real estate:

Lots Nine (9) and Ten (10) in Block Six (6) of Nicholson's Addition to the 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 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: 01/15/2025

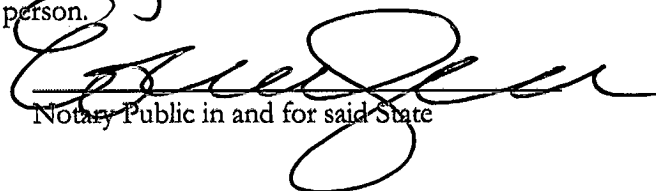

Tessa Louise Sprague
f/k/a Tessa Louise Walczyk

STATE OF IA

COUNTY OF POIK

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This record was acknowledged before me on January 15th, 2025, by Tessa Louise Sprague f/k/a Tessa Louise Walczyk, a single person.


Notary Public in and for said State

