

BK: 2025 PG: 3114
Recorded: 11/18/2025 at 8:12:02.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,036.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
ADREANNE PERKINS AND NICHOLAS PERKINS, 2331 130TH ST, VAN METER, IA 50261

WARRANTY DEED

Legal: Lot One (1) of THE FARM AT BADGER CREEK SUBDIVISION, located in the Southeast Quarter (¼) of the Southwest Quarter (¼) and in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Address: **2331 130th St, Van Meter, IA 50261**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David Duroe and Susan M. Duroe, a married couple**, hereby conveys the above-described real estate to **Adreanne Perkins and Nicholas Perkins, a married couple**, as **joint tenants with full rights of survivorship and not as tenants in common**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.

STATE OF Iowa)
) SS:
COUNTY OF Dallas)

On this day of 11-11-25 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared David
Duroe and Susan M. Duroe, a married couple, to
me known to be the identical person(s) named in
and who executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

Nicole Morey
Notary Public in and for said State

Dated: 11-11, 2025

David Duroe
David Duroe

Susan M. Duroe
Susan M. Duroe

