

\$540,000.00

BK: 2025 PG: 50
Recorded: 1/7/2025 at 1:15:14.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$863.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Return document to and mail tax statements to:
DEREK JUHL, 1419 WILLOW COURT, CUMMING, IA 50061

WARRANTY DEED

Legal: Lot Eleven (11) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Address: 1419 Willow Court, Cumming, IA 50061

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jessica Catherine Taylor, n/k/a Jessica Catherine Vierhout and Robert William Vierhout, a married couple**, hereby conveys the above-described real estate to **Derek Juhl, a single person**.

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.

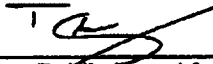
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Texas)

) SS:

COUNTY OF Brazoria)

On this day of 12/16/2024 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Jessica
Catherine Vierhout and Robert William Vierhout,
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.



Notary Public in and for said State

Dated: December 16, 2024

Jessica Catherine Vierhout

Jessica Catherine Vierhout

Robert William Vierhout

Robert William Vierhout



Tyrrell J Cherry

ID NUMBER
132768380
COMMISSION EXPIRES
November 6, 2028

Electronically signed and notarized online using the Proof platform.