

\$377,500.00

BK: 2026 PG: 2592
Recorded: 8/31/2026 at 2:29:01.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$603.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr, West Des Moines, IA 50265 (515) 864-9370

Return To and Taxpayer Information:
Stacie Geneser, 2125 130th St, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Henry Chen, a single person**, do hereby Convey to **Stacie Geneser**, the following described real estate:

Parcel "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.79 acres, as shown in Plat of Survey filed in Book 2004, Page 1393 on April 1, 2004, in the Office of the Recorder of Madison County, Iowa.

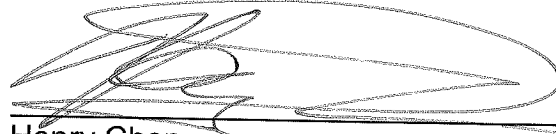
Subject to all covenants, restrictions and easements of record.

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

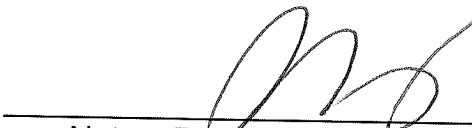
as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 26th, 2020


Henry Chen

STATE OF IOWA)
COUNTY OF POIK) ss:

This record was acknowledged before me on 8/26/20,
by Henry Chen, a single person.


Notary Public in and for said State