

BK: 2020 PG: 2458
Recorded: 7/10/2020 at 9:10:55.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$223.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Dustin Dirksen and Victoria Dirksen, 10529 NW 75th Place, Johnston, Iowa 50131

Grantor/Affiant: Jeremy Fernandez

Grantee: Dustin Dirksen and Victoria Dirksen

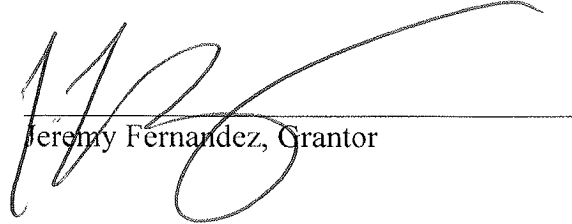
For the consideration of One Dollar(s) and other valuable consideration, Jeremy Fernandez, a single person, does hereby Convey to Dustin Dirksen and Victoria Dirksen, a married couple, the following described real estate:

Lot Thirteen (13) of POLO POINTE PLAT 2 SUBDIVISION, a subdivision in the South Half (½) of the Northwest Quarter (¼), South Half (½) of the Northeast Quarter (¼), Northeast Quarter (¼) of the Southwest Quarter (¼), and the North Half (½) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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: 29 JUN 20 20



Jeremy Fernandez, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 29th 2020, by
Jeremy Fernandez, a single person.



Signature of Notary Public

KATIE ESPENHOVER
Notarial Seal, Iowa
Commission Number 820721
My Commission Expires October 17, 2022