

BK: 2022 PG: 2206
Recorded: 7/26/2022 at 8:35:30.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$363.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266 Phone # (515) 278-2226

Return document to and mail tax statements to:
DYLAN J KROMRIE AND MCKAYLA R KROMRIE, 360 SW Walnut AVE, Earlham, IA 50072

WARRANTY DEED

Legal: **A tract of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., City of Earlham, Madison County, Iowa, containing 0.2754 acres, as shown in the Plat of Survey filed in Plat Book 2, Page 2 on July 26, 1985 in the Office of the Recorder of Madison County, Iowa,**

AND

Parcel "D" in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), containing 0.091 acres, as shown in the Plat of Survey filed in Book 2008, Page 1698 on May 28, 2008, in the Office of the Recorder of Madison County, Iowa.

Address: 360 SW Walnut AVE, Earlham, IA 50072

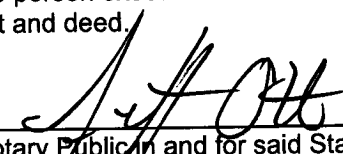

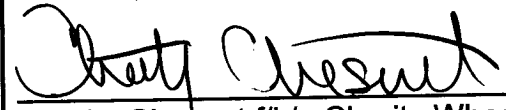
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kory Chesnut and Charity Chesnut f/k/a Charity Wheatley, a married couple**, hereby conveys the above-described real estate to **Dylan J Kromrie and McKayla R Kromrie, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

<p>STATE OF <u>Iowa</u>)) SS: COUNTY OF <u>Madison</u>)</p> <p>On this <u>20</u> day of <u>July</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared, Kory Chesnut and Charity Chesnut f/k/a Charity Wheatley, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>7-20</u>, 2022</p> <p> _____ Kory Chesnut</p> <p> _____ Charity Chesnut f/k/a Charity Wheatley</p>
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