



Document 2022 2305

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Date 8/03/2022 Time 2:04:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$311.20

Rev Stamp# 287 DOV# 278

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$195,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Zachary Dyck and Kyra Dyck, 325 2nd St. NW, Earlham, IA 50072

41129977

P2202715

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Sharon L. Northrup n/k/a Sharon L. Andreassen and Brett R. Andreassen, a married couple** (the "Grantors"), do hereby convey to **Zachary Dyck and Kyra Dyck, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Six (6) and the West Thirty (30) Feet of Lot Seven (7) in Block Four (4) of ACADEMY ADDITION to the Original Town of Earlham, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 29th day of July, 2022.

Sharon L. Andreassen
Sharon L. Andreassen (Grantor)

Brett R.
Brett R. Andreassen (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on July 29th, 2022, by Sharon L. Andreassen and Brett R. Andreassen.



Megan Roettger
Notary Public