

BK: 2022 PG: 2366  
Recorded: 8/9/2022 at 10:38:41.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$423.20  
LISA SMITH RECORDER  
Madison County, Iowa

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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:  
DAVID MILLER AND HEATHER MILLER, 740 NE 5TH ST, EARLHAM, IA 50072

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## WARRANTY DEED

Legal: **Lot 5, Clearview Third Addition to the City of Earlham, Madison County, Iowa.**

Address: 740 NE 5th ST, Earlham, IA 50072

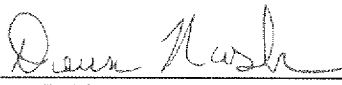
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Holly M. Arceneaux f/k/a Holly M. Kuhrt and Steve Arceneaux, a married couple**, hereby conveys the above-described real estate to **David Miller and Heather Miller, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common.**

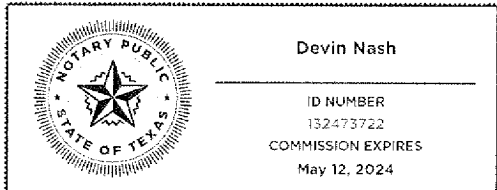
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

### **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.

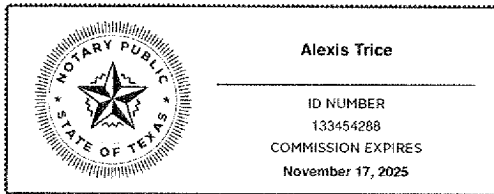
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF <u>Texas</u> ) COUNTY OF <u>Ellis</u> )	Dated: <u>08/01/2022</u> , 2022
On this <u>1st</u> day of <u>August</u> , 2022, before me the undersigned, a Notary Public in and for said State, personally appeared, <b>Holly M. Arceneaux f/k/a Holly M. Kuhrt, a married person</b> , 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.	<i>Holly M. Arceneaux</i>
 Notary Public in and for said State Devin Nash	Holly M. Arceneaux f/k/a Holly M. Kuhrt



Notarized online using audio-video communication

<p>STATE OF <u>Texas</u> )  COUNTY OF <u>Harris</u> ) SS:</p> <p>On this <u>1st</u> day of <u>August</u>, 2022,  before me the undersigned, a Notary Public in and for said  State, personally appeared, <b>Steve Arceneaux, a married  person</b>, 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><i>Alexis Trice</i>  _____  Notary Public in and for said State</p>	<p>Dated: <u>08/01/2022</u>, 2022</p> <p><i>Steve Patrick Arceneaux</i>  _____  Steve Arceneaux</p>
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Notarized online using audio-video communication