



Document 2022 2444

Book 2022 Page 2444 Type 03 001 Pages 2  
Date 8/16/2022 Time 11:58:48AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$295.20  
Rev Stamp# 312 DOV# 304

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$185,000

**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7807RSS)  
**Return To:** Anthony Salyars, 835 NE Addison Drive, Waukee, IA 50263  
**Taxpayer Information:** Anthony Salyars, 835 NE Addison Drive, Waukee, IA 50263

P15B129967

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jon Beschen, a single person**, do hereby Convey to **Anthony Salyars and Natasha Salyars, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Twenty (20) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

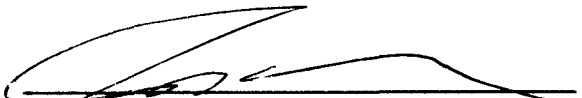


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that 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: 8/11/2022

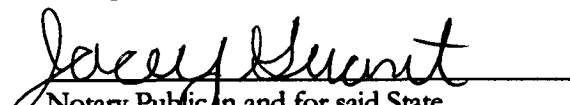
  
Jon Beschen

STATE OF Iowa

COUNTY OF Polk

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This record was acknowledged before me on August 11<sup>th</sup> 2022, by Jon Beschen, a single person.

  
Notary Public in and for said State

