

BK: 2022 PG: 2809
Recorded: 9/26/2022 at 9:12:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$330.40
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1388ROGI)

Return To: Kelsey Bregar, 411 W Carpenter St, SAINT CHARLES, IA 50240

Taxpayer Information: Kelsey Bregar, 411 W Carpenter St, SAINT CHARLES, IA 50240

P2204042

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Andrew G. Eighmy and Heylee R. Eighmy, a married couple**, do hereby Convey to **Kelsey Bregar, a single person, and Taylor Andrew, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Twenty-six (26) of KEPHART'S ADDITION TO ST. CHARLES, IOWA, PLAT NO. 2, a Subdivision in the City of St. Charles, 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: 9/18/2022

Andrew G. Eighmy
Andrew G. Eighmy

Heylee R. Eighmy
Heylee R. Eighmy

STATE OF IA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on SEPTEMBER 18, 2022, by Andrew G. Eighmy and Heylee R. Eighmy, a married couple.

Betsy Breeding
Notary Public in and for said State

