

BK: 2022 PG: 2861
Recorded: 9/30/2022 at 3:17:48.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$415.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4642

Mail tax statements and return to:
Ryan Armstrong and Jacqueline Armstrong, 1351 Pitzer Rd, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kenneth L Evans, by Rhonda K Rowe-Evans as Agent, and Rhonda K Rowe-Evans, a married couple**, do hereby convey unto **Ryan Armstrong and Jacqueline Armstrong, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

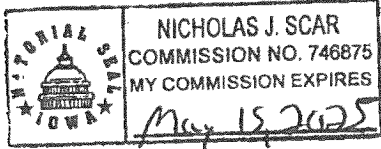
Lot One and the North Half (1/2) of Lot Two (2) in Block One (1) of Academy Addition to the Town of Earlham, Madison County, Iowa

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.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that the 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.

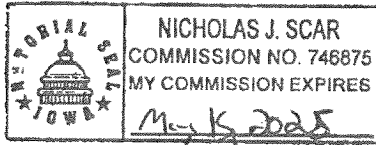


Rhonda K Rowe-Evans
Rhonda K Rowe-Evans

STATE OF Iowa)
COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on September 24 2022 by Rhonda K Rowe-Evans, married to Kenneth L Evans.



Notary Public in and for said State
Rhonda K Rowe-Evans as agent for Kenneth L Evans
Rhonda K Rowe-Evans As Agent for
Kenneth L Evans

STATE OF Iowa)
COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on September 24 2022 by Rhonda K Rowe-Evans, as Agent for Kenneth L Evans, married to Rhonda K Rowe-Evans.

Notary Public in and for said State