

BK: 2023 PG: 1114
Recorded: 5/22/2023 at 10:18:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$405.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Arlet Costilla, 148 W 2nd St. Suite 4, Madrid, IA 50156
Taxpayer: Rees Hinton, 215 NE Cherry St., Earlham, IA 50072
Preparer: Arlet Costilla, 148 W 2nd St. Suite 4, Madrid, IA 50156, Phone: 5154191471



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Grant Brown and Karissa Brown, a married couple, do hereby Convey to Rees Hinton and Tammy Hinton, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South 32 feet of Lot Four (4) and the North 18 feet of Lot Five (5) in Block Six (6) of Nicholson’s 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.

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: 5-19-23

GCB

Grant Brown, Grantor

Karissa Brown

Karissa Brown, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 5-19-23 by Grant Brown.



Julie Springer
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 5-19-23 by Karissa Brown.



Julie Springer
Signature of Notary Public