

BK: 2023 PG: 1283  
Recorded: 6/7/2023 at 12:38:03.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$98.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$62,000.00**

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Ariana Mayo, Rose Helena Mayo, Cynthia Rose Mayo, and Clifford Lyle Mayo,  
130 W. Main St., Saint Charles, IA 50246

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dani Phillips** ~~Wk/a~~ **Dani Miller and Jason Phillips, a married couple** (the "Grantors"), do hereby convey to **Ariana Mayo, a single person, Rose Helena Mayo, a single person, Cynthia Rose Mayo, a single person, and Clifford Lyle Mayo, a single person** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The West One-fourth (1/4) of Lot Three (3) and the East Two (2) feet of Lot Four (4) in the Southwest Section of the Original Town 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 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

Dated the 25 day of May, 2023.

Dani Phillips

Dani Phillips (Grantor)

Jason Phillips

Jason Phillips (Grantor)

STATE OF Iowa, COUNTY OF Harrison

This record was acknowledged before me on May 25, 2023, by Dani Phillips and Jason Phillips.

[Signature]

Notary Public

