



Document 2023 1692

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Date 7/21/2023 Time 1:34:20PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$423.20 ANNO

Rev Stamp# 226 DOV# 227 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 265,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

E & Return to: Dawn Hovick, 255 N West St, Truro, IA 50257

1/1

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Eric W. McLain and Caitlyn McLain, a married couple** (the "Grantors"), do hereby convey to **Dawn Hovick, a single person** (the "Grantee"), the following described real estate:

Lot One (1) in Block One (1) of LIKEN'S ADDITION to the Town of Truro, Madison County, Iowa, and the North 30 feet of Lot Two (2) in Block One (1) of LIKEN'S ADDITION to the Town of Truro, Madison County, Iowa.



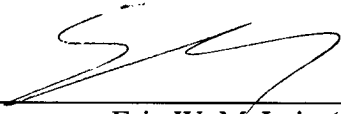
Subject to all covenants, restrictions and easements of record.

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 Grantee, 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.

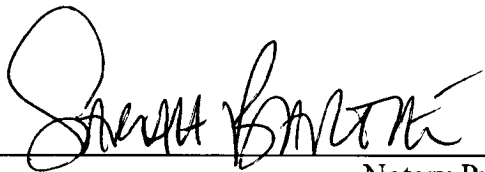
Dated the 17th day of July, 2023.


Eric W. McLain (Grantor)


Caitlyn McLain (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on July 17th, 2023, by Eric W. McLain and Caitlyn McLain.


Notary Public

