

\$225,000.00

BK: 2023 PG: 1700  
Recorded: 7/24/2023 at 10:01:06.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$359.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## **WARRANTY DEED**

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**Prepared by:** Aaron Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

**Send Tax Statements and return document to:** LaDawn McElvogue and Crystal McElvogue, 240 E. 1st St., Earlham, IA 50072

**Grantor/Affiant:** Michele B. Compton and Justin D. Compton

**Grantee:** LaDawn McElvogue and Crystal McElvogue

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For the consideration of One Dollar(s) and other valuable consideration, Michele B. Compton and Justin D. Compton, a married couple, do(es) hereby Convey to LaDawn McElvogue, a married person, and Crystal McElvogue, a single person, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

The West Half (1/2) of Lots One (1), Two (2) and Three (3) in Block Eleven (11) of the Original 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.

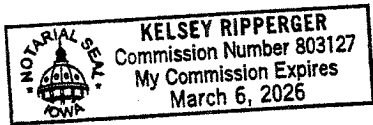
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Michele B. Compton 7/20/23  
Michele B. Compton, Grantor (DATE)

Justin D. Compton 7-20-23  
Justin D. Compton, Grantor (DATE)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 20<sup>th</sup> day of July, 2023, by Michele B. Compton and Justin D. Compton.



Kelsey Ripperger  
Signature of Notary Public