

\$313,000.00

BK: 2023 PG: 1765
Recorded: 7/31/2023 at 1:52:56.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$500.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1997ROGI)

Return To: Anthony Elliott, 340 NW 2nd Street, Earlham, Iowa 50072

Taxpayer Information: Anthony Elliott, 340 NW 2nd Street, Earlham, Iowa 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Cardinal Homes, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Anthony Elliott and Laura Elliott, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The East 80 feet of the North Half of Lot 8 AND the East 80 feet of Lots 9 and 10; AND the West 10 feet of the vacated alley lying immediately East of said North Half of Lots 8, 9, and 10, ALL in Block 6 in the Original Town of Earlham, Madison County, as shown in the Plat of Survey filed in Book 2020, Page 4098 on October 27, 2020 in the Office of the Recorder of 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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real

estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 07-21-23

Cardinal Homes, LLC, an Iowa Limited Liability Company

By: [Signature]

Zeke Tiemeyer
Printed Name

President
Title

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on July 21, 2023 by Zeke Tiemeyer as President of Cardinal Homes, LLC, an Iowa Limited Liability Company

[Signature]
Notary Public in and for said State

