

BK: 2023 PG: 1855  
Recorded: 8/9/2023 at 10:53:09.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$428.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8482RSS)  
**Return To:** Kaitlin E. Cupp, 560 NE Plum Avenue, Earlham, IA 50072  
**Taxpayer Information:** Kaitlin E. Cupp, 560 NE Plum Avenue, Earlham, IA 50072

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jacob Royster and Tabitha Royster, a married couple**, do hereby Convey to **Kaitlin E. Cupp and Grant W. Cupp, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot One (1) of Hunter's First Addition to the Town of Earlham, 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 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: 8/4/23

[Signature]  
Jacob Royster

[Signature]  
Tabitha Royster

STATE OF IOWA )  
 )ss:  
COUNTY OF POIK )

This record was acknowledged before me on August 4, 2023, by Jacob Royster and Tabitha Royster, a married couple.

[Signature]  
Notary Public in and for said State

