

\$464,000

BK: 2023 PG: 2088
Recorded: 8/31/2023 at 9:34:01.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$741.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2064ROGI)

Return To: Angela Beckel, 140 Olive Street, TRURO, IA 50257

Taxpayer Information: Angela Beckel, 140 Olive Street, TRURO, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Rebecca Denning, a single person**, does hereby Convey to **Angela Beckel and Adam Michael Beckel, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lots Six (6) and Seven (7) of LIKENS SECOND ADDITION to the Original Town of Truro, Madison County, Iowa, and a tract commencing at the Southeast corner of said Lot Six (6) and running thence East 53 1/2 feet, thence North 140 feet, thence West to the Northeast corner of said Lot Six (6), thence South to the point of beginning;

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: 8/22/2023

Rebecca Denning
Rebecca Denning

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on August 22, 2023, by Rebecca Denning, a single person.

David Sherlock
Notary Public in and for said State

