

BK: 2023 PG: 2304
Recorded: 9/21/2023 at 8:16:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$367.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Justice Huston and Brianna Huston, 350 E. 2nd Street, Truro, IA 50257
Taxpayer: Justice Huston and Brianna Huston, 350 E. 2nd Street, Truro, IA 50257
Preparer: Paul M. Goldsmith, 923 1/2 Braden Avenue, P.O. Box 714, Chariton, IA 50049,
Phone: 641-774-5989



WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, **Paula Yarrington, a single person, and Kenneth Yarrington, a single person,** do hereby Convey to **Justice Huston and Brianna Huston, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,** the following described real estate in Madison County, Iowa:

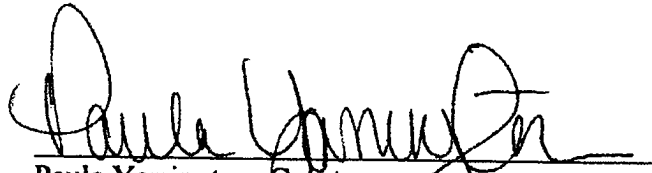
The West 88/100 of an acre of the North 1 3/4 acres of the South 4 3/4 acres of the East 16 7/11 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15) in the Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

Dated: September 18, 2023.


Paula Yarrington, Grantor


Kenneth Yarrington, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on September 18th, 2023, by Paula Yarrington, a single person, and Kenneth Yarrington, a single person.


Signature of Notary Public

