



Document 2023 2720

Book 2023 Page 2720 Type 03 001 Pages 2
 Date 11/03/2023 Time 3:17:16PM
 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$295.20 ANNO
 Rev Stamp# 390 DOV# 388 SCAN
 BRANDY MACUMBER. COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

\$185,000⁰⁰

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Brynne L. Howard, 423 East Court Ave. Ste 200, Des Moines, IA 50309, Phone: (515) 284-1433

¹/₂ **Taxpayer Information:** Travis Egli, Julie Egli, Beau Egli, Sierra Littrell; 401 South Morgan Street, St. Charles, Iowa 50240

Return Document To: Brynne L. Howard, 423 East Court Ave. Ste 200, Des Moines, IA 50309

Grantors: Courtney Jane Mehus

Grantees: Beau Egli, Sierra Littrell, Travis Egli and Julie Egli

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Courtney Jane Mehus, does hereby Convey to Travis Egli and Julie Egli, a married couple, and Sierra Littrell and Beau Egli, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 2.83 acres, as shown in Retracement Plat of Survey filed in Book 2017, Page 944 on March 27, 2017 in the Office of the Recorder of Madison County, Iowa.

Locally known as 401 South Morgan Street, St. Charles, 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.

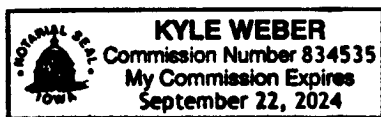
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 3, 2023

Courtney Jane Mehus, Grantor (with signature)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on November 3, 2023 by Courtney Jane Mehus.



Signature of Notary Public (with signature)