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Date 1/17/2023 Time 11:13:57AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$291.20

Rev Stamp# 8 DOV# 9

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$182,500

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Garrett D Boyle, 550 NW 5th Street, Earlham IA 50072

HDMC135039

P2204735

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ashlee Mumford, a single person**, (the "Grantor"), does hereby Convey to **Garrett D Boyle, a single person** (the "Grantee"), the following described real estate:

Lot Nineteen (19) of EIVINS ADDITION-PLAT 2, in the Town of Earlham, Madison County, Iowa.

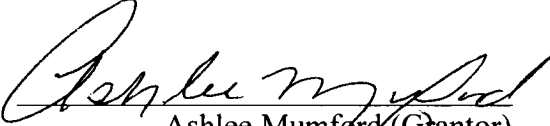
Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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

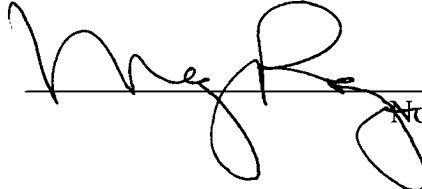
Dated the 2nd day of January, 202~~2~~³


Ashlee Mumford (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on January 2, 202~~2~~³, by Ashlee Mumford.




Notary Public