

BK: 2023 PG: 869
Recorded: 4/27/2023 at 8:16:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$503.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$315,000.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8444ESP)

Return To: Trenton Paul Cheers and Briley Cheers, 2895 260th Street, SAINT CHARLES, IA 50240

Taxpayer Information: Trenton Paul Cheers and Briley Cheers, 2895 260th Street, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dawn Hovick, a single person**, does hereby Convey to **Trenton Paul Cheers and Briley Cheers, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "A" located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the 30.00 foot wide Ingress/Egress and Utility Easement for access for Parcel "A", both of which are described in the Plat of Survey recorded June 16, 1998, in Book 3 on Page 275 in the office of the Madison County, Iowa, Recorder;

Subject to all covenants, restrictions and easements of record.

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: 3/15/2023

Dawn Hovick
Dawn Hovick

STATE OF Iowa)
COUNTY OF Lake) ss:

This record was acknowledged before me on 3-15-2023, by Dawn Hovick, a single person.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 27, 2025

Betsy Haas-Reineck
Notary Public in and for said State