



BK: 2023 PG: 959  
Recorded: 5/8/2023 at 9:47:39.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$559.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$350,000.00**

## **WARRANTY DEED**

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***Prepared by:*** Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209,  
Urbandale, IA 50322; Phone: (515) 222-1700

***Send Tax Statements and return document to:*** Robert Yoder and Miriam H. Yoder, 2935  
Homestead Avenue, Lorimor, IA 50149

***Grantor/Affiant:*** Trevor J. Rath and Erika Rath

***Grantee:*** Robert Yoder and Miriam H. Yoder

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For the consideration of One Dollar(s) and other valuable consideration, **Trevor J. Rath and Erika Rath, a married couple**, do hereby Convey to **Robert Yoder and Miriam H. Yoder, a married couple**, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

**The North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

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: 5/4/23.

Trevor J. Rath

**Trevor J. Rath, Grantor**

Erika Rath

**Erika Rath, Grantor**

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on May 4, 2023, by **Trevor J. Rath and Erika Rath.**

Heather M. Hamm

Signature of Notary Public

