



Document 2024 1643

Book 2024 Page 1643 Type 03 001 Pages 2

Date 7/12/2024 Time 9:53:34AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,367.20 ANNO

Rev Stamp# 227 DOV# 225 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$855,000⁰⁰

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

NW8151813

Tax Statement

& Return to: Christy Thomas Heileson and Kevin Heileson - 3398 130th Street, Cumming, IA 50061

P2401178

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeffrey Martin and Natalie Martin, a married couple** (the "Grantors"), do hereby convey to **Christy Thomas Heileson and Kevin Heileson** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "H" located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.323 acres, as shown in Plat of Survey filed in Book 2012, Page 1668 on June 7, 2012, in the office of the Recorder of Madison County, Iowa.

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 Grantors 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 the 8 day of July, 2024.

Jeffrey Martin
Jeffrey Martin (Grantor)

Natalie Martin
Natalie Martin (Grantor)

STATE OF IA, COUNTY OF POLK

This record was acknowledged before me on 07-08, 2024, by Jeffrey Martin and Natalie Martin.

Jill A. Lee
Notary Public

