



Document 2024 1674

Book 2024 Page 1674 Type 03 001 Pages 2

Date 7/15/2024 Time 10:32:33AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 233 DOV# 231

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$260,000.00

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

Tax Statement

& Return to: Benjamin Terry and Michelle Terry - 204 S Clark St., Saint Charles, IA 50240

VU150873  
P2401852

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bradley Scott Athy and Debora Jean Athy, a married couple** (the "Grantors"), do hereby convey to **Benjamin Terry and Michelle Terry** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land commencing at a point 66 feet West and 208 feet South of the Northwest corner of Block two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa being 363 feet West of the East line of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West 132 feet, thence South 66 feet, thence East 132 feet, thence North 66 feet to the point of beginning.

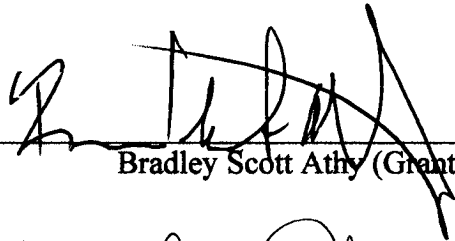
Subject to all covenants, restrictions and easements of record.

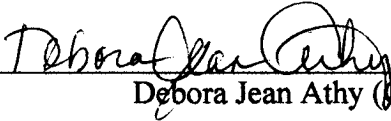
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

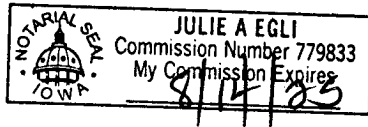
Dated the 10 day of July, 2024.

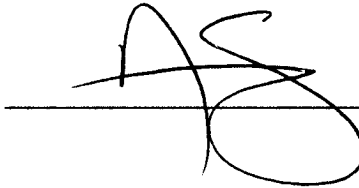
  
Bradley Scott Athy (Grantor)

  
Debora Jean Athy (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on July 10, 2024, by Bradley Scott Athy and Debora Jean Athy.



  
Notary Public