



Document 2024 1835

Book 2024 Page 1835 Type 03 001 Pages 2

Date 7/31/2024 Time 1:19:05PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$959.20

ANNO

Rev Stamp# 259 DOV# 256

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$100,000.00

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

Tax Statement

& Return to: Aaron J Hayes and Genna R Hayes, 3327 144th Ct, Cumming, IA 50061

GR151513

P2402017

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Joshua Eric Reelitz, a single person** (the "Grantor"), does hereby Convey to **Aaron J Hayes and Genna R Hayes, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Fourteen (14) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the Northwest Quarter (¼) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant with Grantees, 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 24th day of July, 2024.

Joshua e Reelitz
Signed on 2024/07/24 11:42:51 -0500

Joshua Eric Reelitz (Grantor)

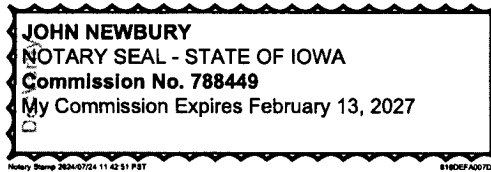
STATE OF IA, COUNTY OF Polk

This record was acknowledged before me on July 24th, 2024, by Joshua Eric Reelitz.

JE

Signed on 2024/07/24 11:42:51 -0500

Notary Public



Notarial act performed by audio-visual communication

5466307B-FD0A-4553-B713-AF8FEBEA5BA5 --- 2024/07/24 11:07:41 -0500 --- Remote Notary

