



Document 2024 1851

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$989.60
Rev Stamp# 261 DOV# 258
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$619,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2208BHGRE)
Return To: Michael McCarty and Jenny McCarty, 1671 McBride Ridge Court, Winterset, IA 50273
Taxpayer Information: Michael McCarty and Jenny McCarty, 1671 McBride Ridge Court, Winterset, IA 50273

P2401256

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Allen J. DeHeer and Diane R. DeHeer, a married couple**, Convey(s) to **Michael McCarty and Jenny McCarty**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Seven (7) in COUNTRY ESTATES WEST located in the Southeast Quarter (1.4) and the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 7-26-24

Allen J. DeHeer
Allen J. DeHeer

Diane R. DeHeer
Diane R. DeHeer

STATE OF Ohio, COUNTY OF Warren) ss:

This record was acknowledged before me on July 26th 2024 by **Allen J. DeHeer**
and **Diane R. DeHeer**, a married couple.



[Signature]
Notary Public in and for said State