

\$250,000.00

BK: 2024 PG: 1900
Recorded: 8/7/2024 at 1:15:43.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Matthew Risberg, 2720 Jacobin Dr #308, Norwalk, Iowa 50211

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Stephen I. Roney and Ashley J. Roney, a married couple, does hereby Convey to Matthew Risberg and Melissa Risberg, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


Lot Six (6) of Aslan Acres Subdivision, located in the North Fractional Half (1/2) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.


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 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.

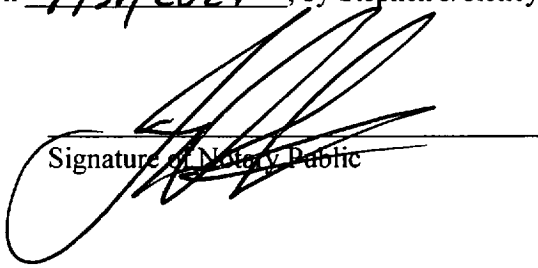
Dated: 7/31/2024


Stephen I. Roney (Grantor)


Ashley J. Roney (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 7/30/2024, by Stephen I. Roney and Ashley J. Roney.


Signature of Notary Public

