

**\$485,000.00**

BK: 2024 PG: 1996  
Recorded: 8/16/2024 at 3:23:47.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$775.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Sara M. Eaton and Sean A. Meier, 3088 260th Street, Saint Charles IA 50240

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Seth L. Berry and Kimberli Berry, a married couple** (the "Grantors"), do hereby convey to **Sara M. Eaton, a single person, and Sean A. Meier, a single person** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

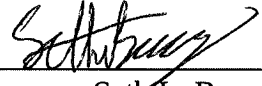
Parcel "D" located in the Southeast Quarter (¼) of the Southeast Quarter(¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.02 acres, as shown in Plat of Survey filed in Book 2013, Page 1401 on May 15, 2013, 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

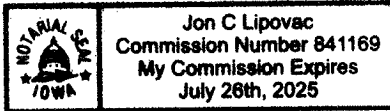
Dated the 13<sup>th</sup> day of August, 2024.

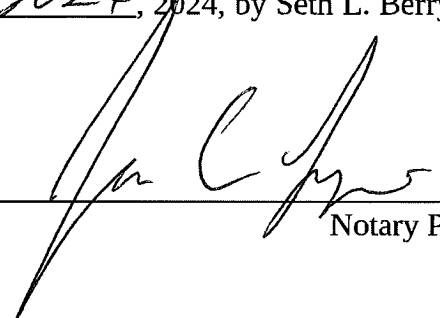
  
\_\_\_\_\_  
Seth L. Berry (Grantor)

  
\_\_\_\_\_  
Kimberli Berry (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on 8-13-2024, 2024, by Seth L. Berry and Kimberli Berry.



  
\_\_\_\_\_  
Notary Public