

\$125,000.00

BK: 2024 PG: 2080
Recorded: 8/27/2024 at 9:23:16.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Matthew J. Hemphill, 218 S. 9th St., P.O. Box 8, Adel, IA 50003; Phone (515) 993-1000
Send Tax Statement to: Chip Boston, 1147 Prairieview Avenue, Van Meter, IA 50261
Return to: Chip Boston, 1147 Prairieview Avenue, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Justin Comito, a single person, does hereby convey to Jeff Boston and Donald D. Boston II, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

The West Half (½) of Lot Fifteen (15) of Eivins Addition – Plat Two, in the Town of Earlham, 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.

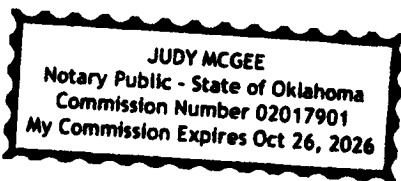
The grantor does hereby covenant with grantees, and successors in interest, that they hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and they covenant to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. 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, according to the context.

Dated 8-19-2024 By: *Justin Comito*
Justin Comito

Oklahoma
STATE OF ~~IOWA~~, COUNTY OF Nowata ss:

This record was acknowledged before me on 8-19, 2024, by Justin Comito.



Judy McGee
State of ~~Iowa~~ Notary Public
Oklahoma