



Document 2024 2083

Book 2024 Page 2083 Type 03 001 Pages 2

Date 8/27/2024 Time 12:43:41PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$335.20

ANNO

Rev Stamp# 296 DOV# 291

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$210,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Stephen A. Hall, Hall Law Firm, 115 S. Howard St., Indianola, IA 50125

Taxpayer Information: James Couch and Morgan Clark, 602 West St., New Virginia, IA 50210

E **Return Document To:** Stephen A. Hall, Hall Law Firm, 115 S. Howard St., Indianola, IA 50125

2/2

Grantors: Steve Vasey and Marcia Vasey

Grantees: James Couch and Morgan Clark

Legal Description: See Page 2

City 153200mpa

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steve Vasey and Marcia Vasey, husband and wife, do hereby Convey to James Couch and Morgan Clark, single persons, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



Subject to easements of record.

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.

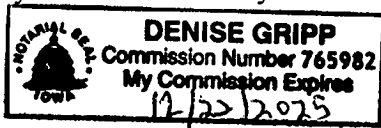
Dated: 8/16/2024

Steve Vasey, Grantor

Marcia Vasey, Grantor

STATE OF IOWA, COUNTY OF WARREN:

This record was acknowledged before me on 8-16-2024 by Steve Vasey and Marcia Vasey.



Signature of Notary Public