



Document 2024 2109

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Date 8/30/2024 Time 8:01:10AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$731.20

Rev Stamp# 300 DOV# 295

INDX ✓

ANNO ✓

SCAN ✓

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$457,500^u

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Eric F. Turner, 1200 Grand Avenue, West Des Moines, IA 50265,
Phone: 515-245-9509

Taxpayer Information: Benjamin Yetter, 1410 – 105th Street, Earlham, IA 50072

Return Document To: Eric F. Turner, 1200 Grand Avenue, West Des Moines, Iowa 50265

Grantors: Jill R. Siikarla and Jaala A. Knowlton

Grantees: Benjamin Yetter and Hannah Yetter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jill R. Siikarla and Jason Siikarla, a married couple, and Jaala A. Knowlton, a single person, do hereby Convey to Benjamin Yetter and Hannah Yetter, as joint tenants with full rights of survivorship and not as tenants-in-common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of Southwest 1/4 of Section 3, Township 77 North, Range 29, West of the 5th P.M., Madison County, Iowa

Subject to covenants, easements, and restrictions of record

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.

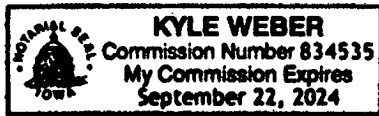
Dated: 8/29/24.

Jill R. Siikarla
Jill R. Siikarla, Grantor

Jason Siikarla
Jason Siikarla, Grantor

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on August 29, 2024 by
Jill R. Siikarla and Jason Siikarla, a married couple.



Kyle Weber
Signature of Notary Public

Dated: August 26, 2024.

Jaala A. Knowlton
Jaala A. Knowlton, Grantor

STATE OF COLORADO, COUNTY OF Adams

This record was acknowledged before me on August 26, 2024 by
Jaala A. Knowlton, a single person.

MARTHA LORENA CUENCA-MORALES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234042168
MY COMMISSION EXPIRES NOVEMBER 7, 2027

[Signature]
Signature of Notary Public