

\$200,000

BK: 2024 PG: 2144
Recorded: 9/5/2024 at 1:02:39.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (FSBO153675)
Return To: Casey Faber and Anna Faber, 1120 Belle Mar Drive, West Des Moines, IA 50266
Taxpayer Information: Casey Faber and Anna Faber, 1120 Belle Mar Drive, West Des Moines, IA 50266

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Lonnie P. Algreen and Mary Ann Algreen, a married couple**, Convey(s) to **Casey V. Faber and Anna E. Faber, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Fifteen (15) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 8/25/2024

Lonnie P Algreen
Lonnie P. Algreen, by Mary Ann Algreen
As Attorney-in-Fact

*by
Mary Ann
Algreen as
Attorney in fact*

Mary Ann Algreen
Mary Ann Algreen

STATE OF Oregon, COUNTY OF Warren) ss:

This record was acknowledged before me on 8-25 2024 by **Lonnie P. Algreen, by Mary Ann Algreen as Attorney-in-Fact, and Mary Ann Algreen, a married couple.**

Kayla J Baldwin
Notary Public in and for said State

