

\$40,000.00

BK: 2024 PG: 2198
Recorded: 9/10/2024 at 3:08:46.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$63.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Community Improvement Group, Inc., 2643 Beaver Ave. Suite 176, Des Moines, Iowa 50310

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Jacob Gragg and BreaAnna Gragg f/k/a BreaAnna Rudolf, a married couple, do hereby Convey to Community Improvement Group, Inc., a Corporation, organized and existing under the laws of Iowa, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Three (3) of Danforth's Addition to the Town of Winterset, 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.

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: 08-26-2024

Jacob Gragg

Jacob Gragg (Grantor)

BreaAnna Gragg

BreaAnna Gragg (Grantor)

STATE OF **IOWA**, COUNTY OF **POLK**

This record was acknowledged before me on August 26, 2024, by Jacob Gragg and BreaAnna Gragg. This notarial act involved the use of online audio/video communication technology.

Location of principal at time of notarization Iowa



Signature of Notary Public

