



Document 2024 234

Book 2024 Page 234 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

CORRECTED
WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, Phone: (515) 961-2509

Taxpayer Information: Michael V. Yefremenkov and Inna Yefremenkov, 406 N. "K" St., Indianola, IA 50125

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

Grantors: Steve W. Vasey and Marcia K. Vasey

Grantees: Michael V. Yefremenkov and Inna Yefremenkov

Legal Description: See Page 2

Document or instrument number of previously recorded documents: JTWD Book 2024, Page 43



CORRECTED WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Steve W. Vasey and Marcia K. Vasey, husband and wife, do hereby Convey to Michael V. Yefremenkov and Inna Yefremenkov, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 1 of Vasey Acres Subdivision in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed November 16, 2023, in Book 2023, Page 2819 of the Recorder's Office of Madison County, Iowa.

Subject to easements of record.

This deed is given to correct an error in the legal description in JTWD filed 1/4/2024 in Book 2024, Page 43 in the office of the Madison County Recorder.

This transaction is exempt pursuant to Iowa Code 428A.2(10).

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.

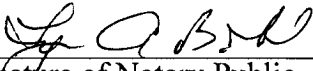
Dated: 1-22-2024.

Steve W. Vasey
Steve W. Vasey, Grantor

Marcia K. Vasey
Marcia K. Vasey, Grantor

STATE OF ARIZONA, COUNTY OF Maricopa _____ :

This record was acknowledged before me on January 22, 2024 _____ by
Steve W. Vasey and Marcia K. Vasey.



Signature of Notary Public

