



Document 2024 2480

Book 2024 Page 2480 Type 03 001 Pages 2  
Date 10/10/2024 Time 10:49:04AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$287.20  
Rev Stamp# 350 DOV# 346

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$180,000.00

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**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9017RSS)  
**Return To:** Scott Capps and Amanda Capps, 501 W Market Street, SAINT CHARLES, IA 50240  
**Taxpayer Information:** Scott Capps and Amanda Capps, 501 W Market Street, SAINT CHARLES, IA 50240

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cory Farnum, Jr. and Emily Farnum, a married couple**, do hereby Convey to **Scott Capps and Amanda Capps**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Eight (8) and the East 3 feet of Lot Seven (7) in Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa.**

Subject to all covenants, restrictions and 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: 10/9/24

Cory Farnum  
Cory Farnum, Jr.

Emily Farnum  
Emily Farnum

STATE OF Iowa )  
COUNTY OF WARREN )ss:  
)

This record was acknowledged before me on October 9, 2024, by Cory Farnum, Jr. and Emily Farnum, a married couple.

Ronda Montgomery  
Notary Public in and for said State

