



Document 2024 2507

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,027.20 ANNO

Rev Stamp# 361 DOV# 357 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$642,500⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9287ESP)

Return To: Ryan Berven and Katherine Berven, 2393 132nd Ct, Van Meter, IA 50261

Taxpayer Information: Ryan Berven and Katherine Berven, 2393 132nd Ct, Van Meter, IA 50261

CASH 154429-MDK

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **James Beach and Jodie Beach, a married couple**, do hereby Convey to **Ryan Berven and Katherine Berven, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Eighteen (18) of Prairie Ridge Estates, Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office;

Subject to all covenants, restrictions and easements 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.

