

\$240,000.00

BK: 2024 PG: 2577

Recorded: 10/22/2024 at 9:14:41.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$383.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

This instrument prepared by:

KELSI MESSER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 515-278-2226

Return document to and mail tax statements to:

TYLER PHELPS AND STACEY PHELPS, LOT 19 POLO POINTE 2, CUMMING, IA 50061

WARRANTY DEED

Legal: Lot Nineteen (19) of POLO POINTE PLAT 2 SUBDIVISION, in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Address: Lot 19 Polo Pointe 2, Cumming, IA 50061

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Andrew Steiger and Christine Steiger, a married couple**, hereby conveys the above-described real estate to **Tyler Phelps and Stacey Phelps, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

STATE OF Iowa)

) SS:

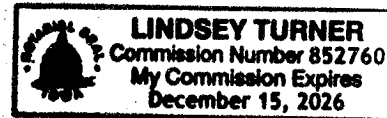
COUNTY OF Polk)

On this day of October 7, 2024 (date), before me the undersigned, a Notary Public in and for said State, personally appeared Andrew Steiger, a married person, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Lindsey Turner
Notary Public in and for said State

Dated: October 7, 2024

Andrew Steiger
Andrew Steiger



STATE OF Iowa)

) SS:

COUNTY OF Polk)

On this day of October 11, 2024 (date), before me the undersigned, a Notary Public in and for said State, personally appeared Christine Steiger, a married person, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Joni Brooks
Notary Public in and for said State

Dated: October 11, 2024

Christine Steiger
Christine Steiger

