



Document 2024 2634

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Rev Transfer Tax \$591.20  
Rev Stamp# 378 DOV# 371

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$370,000<sup>00</sup>

Wtm/54853MCA

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: Jesse James Wasson and Samantha Wasson 230 NW Poplar Avenue, EARLHAM, IA 50072  
Taxpayer Information: Jesse James Wasson and Samantha Wasson 230 NW Poplar Avenue, EARLHAM, IA 50072

### WARRANTY DEED

1/3

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Charity Chesnut and Kory Chesnut, a married couple**, do hereby Convey to **Jesse James Wasson and Samantha Wasson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison County, Iowa**:

**The South 72 feet of the West two-thirds (2/3) of Lot Three (3) and the North 28 feet of the West 116.82 feet of Lot Four (4), all in Block Nine (9) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.**

**Locally known as: 230 NW Poplar Avenue, EARLHAM, IA 50072**



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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/21/2024

Charity Chesnut

Kory Chesnut

STATE OF Iowa COUNTY OF Dallas

This record was acknowledged before me on 21 day of October, 2024 by **Charity Chesnut and Kory Chesnut, a married couple**

  
\_\_\_\_\_  
Notary Public in and for said State

