



Document 2024 2659

Book 2024 Page 2659 Type 03 001 Pages 3
Date 10/31/2024 Time 10:56:21AM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$799.20 ANNO
Rev Stamp# 381 DOV# 374 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$500,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Matthew E Theobald and Claire E Theobald, 1187 Warren Ave., Cumming, Iowa 50061

LSB153959
P2402549

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Troy Porter and Jenna Porter, husband and wife, and Janie Richtsmeier, a single person** (the "Grantors"), do hereby convey to **Matthew E Theobald and Claire E Theobald** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Five (5) of KENOYER'S CHERRY CREEK ESTATES SUBDIVISION, located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 Grantors 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

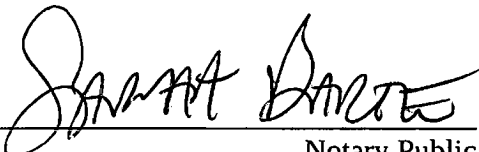
Dated the 23rd day of October, 2024.


Troy Porter (Grantor)


Jenna Porter (Grantor)

STATE OF Idaho, COUNTY OF Blaine

This record was acknowledged before me on October 23rd, 2024, by Troy Porter and Jenna Porter.


Notary Public



Janie Richtsmeier
Janie Richtsmeier (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on October 23rd, 2024, by Janie Richtsmeier.

Sarah Bartine
Notary Public

