

BK: 2024 PG: 2691
Recorded: 11/5/2024 at 1:37:39.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$591.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$370,000.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Matthew Percival and Katelyn Percival, 426 Oak Tree Drive, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michele Rodish and Andrew Rodish, a married couple** (the "Grantors"), do hereby convey to **Matthew Percival and Katelyn Percival, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Four (4) of ARBOR PARK, PLAT TWO (2), an Addition to the City of Winterset, 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 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

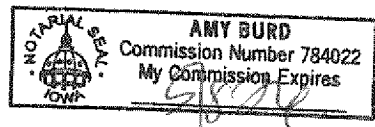
Dated the 26 day of October, 2024.

Michele Rodish
Michele Rodish (Grantor)

[Signature]
Andrew Rodish (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on October 26, 2024, by Michele Rodish and Andrew Rodish.



[Signature]
Notary Public