

BK: 2024 PG: 270
Recorded: 2/6/2024 at 10:02:18.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$184.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Nicholas Roth, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322;
Phone: (515) 222-1700

Send Tax Statements and return document to: Joshua G. Rasmussen and Madysen L. Rasmussen, 445
S Atkinson Street, Truro, IA 50257

Grantor/Affiant: Barbara Hyde and Kevin Sturtz

Grantee: Joshua G. Rasmussen and Madysen L. Rasmussen

For the consideration of One Dollar(s) and other valuable consideration, Barbara Hyde and Kevin Sturtz, a married couple, do(es) hereby Convey to Joshua G. Rasmussen and Madysen L. Rasmussen, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lots Five (5) and Six (6) in Block Two (2) of ATKINSON'S ADDITION to the Town of Truro, Madison County, Iowa.

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

Barbara L. Hyde 1-29-2024 Kevin Sturtz 1-29-2024
Barbara Hyde (DATE) Kevin Sturtz (DATE)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 29th day of January, 20 24, by Barbara Hyde and Kevin Sturtz.

Heather M. Hamm
Signature of Notary Public

