



Document 2024 2762

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Rev Transfer Tax \$367.20
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INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 230,000.00

Preparer: Madelyn E. Hurn, 4201 Westown Pkwy-Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (156498)
Return To: Brook Hageman and Danielle Hageman, 2466 Bevington Park Rd, St. Charles, IA 50240
Taxpayer Information: Brook Hageman and Danielle Hageman, 2466 Bevington Park Rd, St. Charles, IA 50240

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Christine Baker**, a single person, does hereby Convey to **Brook Hageman and Danielle Hageman, 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:

Lot One (1) of STROMAX SUBDIVISION, located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) 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 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.

Dated: 11/08/2024

Christine Baker
Christine Baker

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me on November 8, 2024, by Christine Baker, a single person.

Madelyn Hurn
Notary Public in and for said State

