

\$204,000.00

BK: 2024 PG: 2791
Recorded: 11/18/2024 at 9:40:29.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$325.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, Tel: (515) 961-2509

Taxpayer Information: Byron C. De Vries and Beth Ann De Vries, 1438 105th St., Earlham, IA 50072

Return Document To: Stephen A. Hall, 115 S. Howard St., Indianola, Iowa 50125

Grantors: Janet Sue Miller, by Troy S. Daniels, attorney-in-fact

Grantees: Byron C. De Vries and Beth Ann De Vries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Janet Sue Miller, a single person, by Troy S. Daniels, attorney-in-fact, does hereby Convey to Byron C. De Vries and Beth Ann De Vries, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

An undivided one-third (1/3) interest in:
The Southeast Quarter of the Northeast Quarter of Section Thirty-six (36), Township Seventy-five (75) North) Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

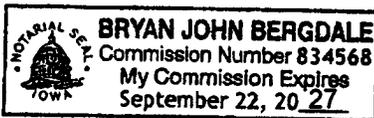
Subject to easements of record.

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

Dated: 10/31/24



Troy Daniels
Janet Sue Miller, by Troy S. Daniels, Attorney-in-fact, Grantor

STATE OF IOWA, COUNTY OF Polk :

This record was acknowledged before me on 10/31/24 by Janet Sue Miller, by Troy S. Daniels, Attorney-in-fact.

Bryan Bergdale
Signature of Notary Public