



Document 2024 2964

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Date 12/09/2024 Time 2:02:55PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$715.20

Rev Stamp# 420 DOV# 412

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**\$447,500**

This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

TESS HOOK AND TRAVIS HOOK, 220 NW 8TH STREET, EARLHAM, IA 50072

*Wym 156871/MW  
82404005*

**WARRANTY DEED**

Legal: Lot Six (6) of WILLIAMSON ADDITION PLAT TWO (2) to the City of Earlham, Madison County, Iowa.

Address: 220 NW 8th Street, Earlham, IA 50072



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Andrew Baskin and Amanda R. Baskin, a married couple**, hereby conveys the above-described real estate to **Tess Hook and Travis Hook, a married couple**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

<p>STATE OF <u>Texas</u> )  ) SS:  COUNTY OF <u>Collin</u> )</p> <p>On this day of <u>11/27/2024</u> (date),  before me the undersigned, a Notary Public in  and for said State, personally appeared Andrew  Baskin and Amanda R. Baskin, a married couple,  to me known to be the identical person(s) named  in and who executed the foregoing instrument  and acknowledged that the person executed the  same as that person's voluntary act and deed.</p> <p>  _____  Notary Public in and for said State</p>	<p>Dated: <u>11/27/2024</u>  <u>Andrew Baskin</u>  _____  Andrew Baskin</p> <p><u>Amanda R Baskin</u>  _____  Amanda R. Baskin</p> <div data-bbox="785 605 1289 797" style="border: 1px dashed black; padding: 5px;">  <p style="text-align: center;">Daniel Grimaldo</p> <hr style="width: 100px; margin: auto;"/> <p style="text-align: center;">ID NUMBER 133993204 COMMISSION EXPIRES September 30, 2026</p> </div> <p>09/30/2026</p>
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Electronically signed and notarized online using the Proof platform.