

\$560,000.00

BK: 2024 PG: 366
Recorded: 2/20/2024 at 8:22:44.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$895.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (8725RSS)
Return To: Jacob Goering, 1804 Upland Trl, Prole, IA 50229
Taxpayer Information: Jacob Goering, 1804 Upland Trl, Prole, IA 50229

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Anne M. Sedars and Craig J. Sedars, a married couple**, do hereby Convey to **Jacob R Goering and Erin N McMeen, each a single person**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The North Ten (10) Acres of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) 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: 2/15/24

Anne M. Sedars
Anne M. Sedars

Craig J. Sedars
Craig J. Sedars

STATE OF IA)
COUNTY OF POIK)ss:
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This record was acknowledged before me on Feb 15 2024, by **Anne M. Sedars and Craig J. Sedars**, a married couple.

Marcia Munger
Notary Public in and for said State

