



Document 2024 471

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Date 3/05/2024 Time 8:27:51AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$28.00

Rev Stamp# 56

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$18,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Michael Ellis and Samantha Ellis, 301 North Highland Street, St.
Charles, IA 50240

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Brian Cassidy

Grantees: Michael Ellis and Samantha Ellis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Eighteen Thousand Dollar(s) and other valuable consideration, Brian Cassidy, single, does hereby Convey to Michael Ellis and Samantha Ellis, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots One (1) and Two (2) in Half Block Ten (10) in the Additional Lots (commonly known as Hartman & Young’s Addition) to the Town of St. Charles, Madison County, Iowa.

This Deed is in fulfilment of Real Estate Contract dated May 4, 2019. and recorded May 21, 2019, in Book 2019. Page 1457 of the Recorder's Office of 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.

Dated: March 4, 2024.

Brian Cassidy
Brian Cassidy, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 4, 2024 by Brian Cassidy.



Kim Leonard
Signature of Notary Public