

\$680,000.00

BK: 2024 PG: 474
Recorded: 3/5/2024 at 8:59:32.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,087.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Scott A. Sheehy and Jessica L. Sheehy, 2787 140th Street, Van Meter,
IA 50261

Return Document To: Scott A. Sheehy, 2787 140th Street, Van Meter, IA 50261

Grantors: Calvin Arellano and Rebecca Arellano

Grantees: Scott A. Sheehy and Jessica L. Sheehy

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Eighty Thousand Dollar(s) and other valuable consideration, Calvin Arellano and Rebecca Arellano, Husband and Wife, do hereby Convey to Scott A. Sheehy and Jessica L. Sheehy, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Three (3) of Valyria Plat 1, a Subdivision located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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: 2-29-24

Calvin Arellano, Grantor

Rebecca Arellano, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 29, 2024 by Calvin Arellano and Rebecca Arellano.

Kim Leonard
Signature of Notary Public

