



Document 2024 78

Book 2024 Page 78 Type 03 001 Pages 3

Date 1/10/2024 Time 9:26:11AM

Rec Amt \$17 00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Rev Stamp# 8 DOV# 7

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$225,000

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

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

Taxpayer Information: James Fennessey and Jennifer Fennessey, 29189 Hickory Lodge Dr., Van Meter, IA 50261

Return Document To: Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, Phone: (515) 961-2509

Grantors: Steve W. Vasey and Marcia K. Vasey

Grantees: James Fennessey and Jennifer Fennessey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Steve W. Vasey and Marcia K. Vasey, a married couple, do hereby Convey to James Fennessey and Jennifer Fennessey, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel C as described in the Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on July 6, 2023 in Book 2023 Page 1540 being a part of the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 26, Township 74 North, Range 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: 1-2-24

Steve W. Vasey
Steve W. Vasey, Grantor

Marcia K. Vasey
Marcia K. Vasey, Grantor

STATE OF ARIZONA, COUNTY OF Maricopa

This record was acknowledged before me on January 2nd, 2024 by
Steve W. Vasey and Marcia K. Vasey.



Signature of Notary Public

