

BK: 2024 PG: 785
Recorded: 4/15/2024 at 2:45:49.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,274.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN11336)
Return To: Chloe H. Janesky 3320 218th Street, SAINT CHARLES, IA 50240
Taxpayer Information: Chloe H. Janesky 3320 218th Street, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Nicholas Button and Jacqueline Button, a married couple**, Convey(s) to **Chloe H. Janesky**, a single person, the following described real estate:

Parcel "F" located in the Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 3.60 acres, as shown in Plat of Survey filed in Book 2020, Page 4375 on November 12, 2020, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 4/10/24

Nicholas Button
Nicholas Button

Jacqueline Button
Jacqueline Button

STATE OF Iowa, COUNTY OF Mason ss:

This record was acknowledged before me on April 10th 20 24 by Nicholas Button and Jacqueline Button.



Megan Hill Mitchum
Notary Public in and for said State