

**\$245,000.00**

BK: 2024 PG: 853  
Recorded: 4/24/2024 at 8:57:44.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$391.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Maddie Leonard and Brandon Leonard - 355 Northwest Elm Avenue, Earlham, Iowa 50072

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Andrew S. Jenchel and Katherine L. Jenchel, a married couple** (the "Grantors"), do hereby convey to **Maddie Leonard and Brandon Leonard, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "E" in Block 3 of ACADEMY ADDITION, an Official Plat in the Town of Earlham, Madison County, Iowa and as detailed in a Plat of Survey recorded February 16, 2024, in Book 2024, Page 360 in the Office of the Madison County Recorder,

Subject to all covenants, restrictions and 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 Grantors 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 the 19<sup>th</sup> day of April, 2024.



Andrew S. Jenchel  
Andrew S. Jenchel (Grantor)

Katherine L. Jenchel  
Katherine L. Jenchel (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on April 19<sup>th</sup>, 2024, by Andrew S. Jenchel and Katherine L. Jenchel.

Cathy M. Stevermer  
Notary Public