

BK: 2024 PG: 914
Recorded: 5/1/2024 at 8:58:39.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$240,000.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (054RC)

Return To: Justin Coon, 430 Northwest 5th Street, EARLHAM, IA 50072

Taxpayer Information: Justin Coon, 430 Northwest 5th Street, EARLHAM, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Don Volk, a single person**, does hereby Convey to **Justin Coon and Kristine Coon, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Twelve (12) of Eivins Addition—Plat Two in the Town of Earlham, Madison County, Iowa;

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 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: 4-29-2024

Don Volk
Don Volk

STATE OF Iowa)
) ss:
COUNTY OF Cass)

This record was acknowledged before me on 4-29-2024, by Don Volk, a single person.

Jayme P. Farver
Notary Public in and for said State

