



Document 2024 986

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 124 DOV# 130

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$ 105,000

**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:** Patrick O'Hair and MacKenzie O'Hair, 703 Southern Hills Dr., Osceola, IA 50213

**Return Document To:** Stephen A. Hall, 115 S. Howard St., Indianola, Iowa 50125

**Grantors:** Michael V. Yefremenkov and Inna Yefremenkov

**Grantees:** Patrick O'Hair and MacKenzie O'Hair

**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, Michael V. Yefremenkov and Inna Yefremenkov, husband and wife, do hereby Convey to Patrick O'Hair and MacKenzie O'Hair, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 1 of Vasey Acres Subdivision in the Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed November 16, 2023 in Book 2023, Page 2819 of the Recorder's Office of 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.

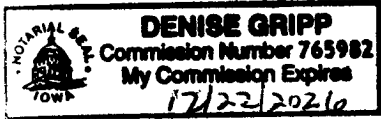
Dated: 4/29/2024

Michael V. Yefremenkov, Grantor

Inna Yefremenkov, Grantor

STATE OF IOWA, COUNTY OF WARREN, \_\_\_\_\_

This record was acknowledged before me on 4/29/2024 by  
Michael V. Yefremenkov and Inna Yefremenkov.



Denise Grupp  
Signature of Notary Public