



Document 2024 990

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Date 5/08/2024 Time 9:48:05AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$375.20

Rev Stamp# 125 DOV# 131

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$235,000⁰⁰

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

E. Send Tax Statements and return document to: Blue Heeler Properties, LLC, 4220 98th Street, Urbandale, Iowa 50322

Grantor/Affiant: Charlie M. Chambers and Ashley A. Chambers, and Krystal L. Chambers n/k/a Krystal L. Soulak and Anthony Soulak

Grantee: Blue Heeler Properties, LLC

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For the consideration of One Dollar(s) and other valuable consideration, Charlie M. Chambers and Ashley A. Chambers, a married couple, and Krystal L. Chambers, n/k/a Krystal L. Soulak and Anthony Soulak, a married couple, do hereby Convey to Blue Heeler Properties, LLC, the following described real estate:

The West 180 feet in width of Out Lot Six (6), in the Town of Truro, formerly called Ego, in Madison County, Iowa, excepting therefrom a tract described as follows: Commencing at the Southwest corner of said Out Lot Six (6), running thence North 132 feet, thence East 180 feet, thence South 132 feet, thence West 180 feet to the place of beginning; AND the West 180 feet in width of Out Lot Seven (7), in said Town of Truro, Iowa, which lies South of Prairie Street



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.

Signatures and Acknowledgement on Page 2]

[Signature] 5-2-2024
Charlie M. Chambers (DATE)

[Signature] 5-2-24
Krystal L. Soulak (DATE)

[Signature] 5-2-24
Anthony Soulak (DATE)
By: Krystal L. Soulak, Power of Attorney

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 2nd day of May, 2024, by Charlie M. Chambers.



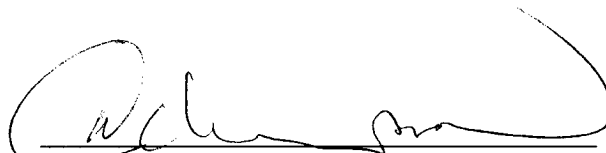
[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 2nd day of May, 2024, by Krystal L. Soulak and Anthony Soulak, by Krystal L. Soulak, as Power of Attorney.




[Signature]
Signature of Notary Public


Ashley A. Chambers (DATE) 5/3/2024

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 3rd day of May, 2024, by Ashley A. Chambers.


Signature of Notary Public

