

BK: 2025 PG: 1307  
Recorded: 5/29/2025 at 10:01:50.0 AM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$615.20  
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: Cody Michael Hawbaker and Chelsea Danyelle Hawbaker, 340 NE Oak Ave, Earlham IA 50072

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Danielle Kuehl-Pollock and Scott Pollock, a married couple** (the "Grantors"), do hereby convey to **Cody Michael Hawbaker and Chelsea Danyelle Hawbaker, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty-eight (28) of Clearview Estates Plat 2 in the City of Earlham, Madison County, Iowa;

AND

Outlot "A" of Arnburg Estates, an Official Plat in the City 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 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 27<sup>th</sup> day of May, 2025.

Danielle Kuehl-Pollock

Danielle Kuehl-Pollock (Grantor)

Scott

Scott Pollock (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on May 27, 2025, by Danielle Kuehl-Pollock and Scott Pollock.



My Commission Number: 153927

Jane E. Krumm  
Notary Public