

BK: 2025 PG: 1503
Recorded: 6/13/2025 at 1:25:42.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$522.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Chad R Hein Jr and Kaylie S Hein 310 NE Cedar Ave, EARLHAM, IA 50072
Taxpayer Information: Chad R Hein Jr and Kaylie S Hein 310 NE Cedar Ave, EARLHAM, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Steven M. Willem, a single person**, does hereby Convey to **Chad R Hein Jr and Kaylie S Hein, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

Lot Nine (9) of Clearview Estates Plat 1, an Official plat in the City of Earlham, Madison County, Iowa

Locally known as: 310 NE Cedar Ave, EARLHAM, IA 50072

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-5-25

Steven M. Willem

Steven M. Willem

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on 5th day of June, 2025 by
Steven M. Willem, a single person.



[Signature]

Notary Public in and for said State