

\$206,000.00

BK: 2025 PG: 190
Recorded: 1/21/2025 at 1:17:50.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$328.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kathryn Walker, 208 N 2nd Ave W, Newton, IA 50208, Phone: 641-792-3595

Taxpayer Information: Joshua Warrick and Nicole Warrick, 131 Lillianna St, Patterson, IA 50218

Return Document To: Kathryn Walker, 208 N 2nd Ave W, Newton, IA 50208

Grantors: State Savings Bank

Grantees: Joshua Warrick and Nicole Warrick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar and other valuable consideration, State Savings Bank, a corporation organized and existing under the laws of Iowa, does hereby Convey to Joshua Warrick and Nicole Warrick, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Polk County, Iowa:

Lot Nine (9) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa.

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.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

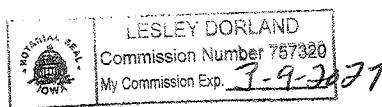
Dated: 1/17/2025

State Savings Bank, an Iowa corporation

By Tim J. Wolf, President & CEO
Tim J. Wolf, President & CEO

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 1-17-2025,
by Tim J. Wolf, President & CEO, of State Savings Bank a corporation.



Lesley Dorland
Signature of Notary Public