

BK: 2025 PG: 367
Recorded: 2/10/2025 at 8:58:31.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$463.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

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

Send Tax Statements and return document to: Aaron C. Johnston and Luree Johnston, 205 NE 3rd St, Earlham, IA 50072

Grantor/Affiant: Christopher A. Klisaris, Sr. and Karen Klisaris

Grantee: Aaron C. Johnston and Luree Johnston

For the consideration of One Dollar(s) and other valuable consideration, Christopher A. Klisaris, Sr. and Karen Klisaris, a married couple, do(es) hereby Convey to Aaron C. Johnston and Luree Johnston, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lots Seven (7) and Eight (8) in Block Two (2) of NICHOLSON'S ADDITION to the Town of Earlham, 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.

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.

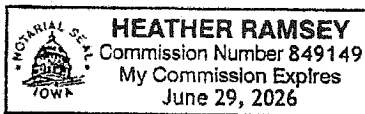
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Christopher A. Klisaris 2/6/25
Christopher A. Klisaris, Sr. (DATE)

Karen Klisaris 2/6/25
Karen Klisaris (DATE)

STATE OF IOWA, COUNTY OF POIK

This record was acknowledged before me this 6 day of February, 2025, by Christopher A. Klisaris, Sr. and Karen Klisaris.



Heather Ramsey
Signature of Notary Public