

\$239,350.00

BK: 2025 PG: 40
Recorded: 1/7/2025 at 8:10:38.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$382.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Drew James Bryant and Jillian Jo Bryant 2237 Holiwell Valley Court, Winterset, IA 50273
Taxpayer Information: Drew James Bryant and Jillian Jo Bryant 2237 Holiwell Valley Court, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Curtis Ricketts, a single person and Dione Reicks-Berry, a single person, do hereby Convey to Drew James Bryant and Jillian Jo Bryant, 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 Four (4) of Buck Creek Subdivision located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-six (26), Township seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., 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 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: 12/23/24

Curtis Ricketts
Curtis Ricketts

Dione Reicks-Berry
Dione Reicks-Berry

STATE OF IA COUNTY OF Dallas

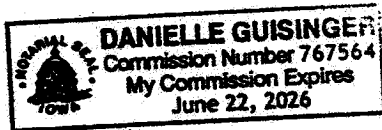
This record was acknowledged before me on 23 day of Dec, 2024 by
Curtis Ricketts, a single person.



[Signature]
Notary Public in and for said State

STATE OF IA COUNTY OF Dallas

This record was acknowledged before me on 23 day of Dec, 2024 by
Dione Reicks-Berry, a single person.



[Signature]
Notary Public in and for said State