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Date 1/08/2025 Time 10:44:25AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$863.20

Rev Stamp# 11 DOV# 10

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$540,000.00

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9199RSS)

Return To: Chad E. Porter and Jennifer J. Porter, 3295 230th Street, SAINT CHARLES, IA 50240

Taxpayer Information: Chad E. Porter and Jennifer J. Porter, 3295 230th Street, SAINT CHARLES, IA 50240

P2401936

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Heath Bryan Osberg and Jaibre Dea Osberg, a married couple**, do hereby Convey to **Chad E. Porter and Jennifer J. Porter**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Two (2) of Clanton Creek Corner Subdivision, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

Dated: 12/11/2024

[Signature]
Heath Bryan Osberg
[Signature]
Jaibre Dea Osberg

STATE OF IA
COUNTY OF POIK

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This record was acknowledged before me on December 11th, 2024, by Heath Bryan Osberg and Jaibre Dea Osberg, a married couple.

[Signature]
Notary Public in and for said State

