

BK: 2025 PG: 940
Recorded: 4/21/2025 at 1:04:50.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$259.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9330RSS)
Return To: Charity Chesnut, 125 NW Locust Avenue, EARLHAM, IA 50072
Taxpayer Information: Charity Chesnut, 125 NW Locust Avenue, EARLHAM, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dennis J. Comer, a single person**, do hereby Convey to **Charity Chesnut and Cory A Chesnut**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The South Half (½) of Lot Two (2) and the North Half (½) of Lot Three (3) in Block Five (5) of the Original Town of Earlham, 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.

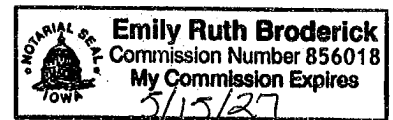
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4/16/25

Jeremy Comer Attorney in Fact
Dennis J. Comer
By Jeremy Comer, Attorney-in-Fact

STATE OF Iowa
COUNTY OF Polk

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This record was acknowledged before me on April 16, 2025, by Jeremy Comer, as Attorney-in-Fact for Dennis J. Comer, a single person.

Emily Ruth Broderick
Notary Public in and for said State