

**CONSIDERATION \$35,000**

BK: 2022 PG: 2046  
Recorded: 7/11/2022 at 2:14:35.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
(Several Grantors)  
**Recorder's Cover Sheet**

**Preparer Information:** Edward S. Fishman  
1009 Main Street  
Adel, IA 50003-1454  
Phone: 515-697-4296

**Taxpayer Information:** Jason and Kathleen Willcox  
2360 St. Charles Road  
Winterset, IA 50273

**Return Document To:** Edward S. Fishman  
1009 Main Street  
Adel, IA 50003-1454

**Grantors:** Artur Golebiewski and Aneta Golebiewski

**Grantees:** Jason Willcox and Kathleen Willcox

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Artur Golebiewski and Aneta Golebiewski, husband and wife, do hereby Convey to Jason Willcox and Kathleen Willcox, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land described as follows: Parcel "F" Sec. 8 T-75-N, R-27-W. A parcel of land located in that portion of Lot Two (2) of Connelley Hill Subdivision in the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 8, Township 75 North, Range 27 West of the 5th P.M. in Madison County, Iowa, more particularly described as:

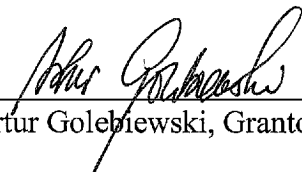
Commencing at a  $\frac{1}{2}$ " rebar at the NW corner of said Lot Two (2), thence N89°23'29"E along the North line of said Lot Two (2) a distance of 443.48' to a 5/8" rebar at the point of beginning, thence continuing N89°23'29"E along the North line of said Lot Two (2) a distance of 112.50' to a 5/8" rebar, thence S00°36'31"E, a distance of 2.50' to a 5/8" rebar, thence S65°45'43"W a distance of 43.66' to a 5/8" rebar, thence S89°23'29"W a distance of 52.50' to a 5/8" rebar, thence N45°36'31"W a distance of 28.28' to the Point of Beginning, containing 1700 square feet, subject to any 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 the 11 day of July, 2022.

  
\_\_\_\_\_  
Artur Golebiewski, Grantor

Aneta Golebiewski  
Aneta Golebiewski, Grantor

STATE OF IOWA, COUNTY OF DALLAS)ss.

This record was acknowledged before me on the 11 day of July, 2022, by Artur Golebiewski and Aneta Golebiewski, husband and wife.

[Signature]  
Notary Public in and for the State of Iowa

