

CONSIDERATION \$70,000.00

BK: 2022 PG: 2824
Recorded: 9/27/2022 at 12:43:19.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$111.20
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Jeffrey M. Lamberti, 210 NE Delaware Avenue, Suite 200, Ankeny, Iowa 50021; 515-964-8777

Taxpayer Information:

Sage Homes, Inc., 6415 NE 14th Street, Suite A, Des Moines, Iowa 50313

Return Document To:

Ryan Peyton and Annie M. Peyton, 3446 Village Run Dr., Des Moines, Iowa 50317

Grantors:

Ryan Peyton and Annie M. Peyton

Grantees:

Sage Homes, Inc.

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ryan Peyton and Annie M. Peyton, a Married Couple, do hereby Convey to Sage Homes, Inc., a corporation organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

Lot Twenty-seven (27) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), AND in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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.

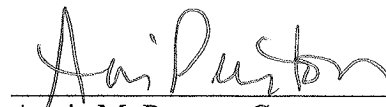
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: August 31st, 2022.



Ryan Peyton, Grantor



Annie M. Peyton, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 8/31/22, 2022,
by Ryan Peyton and Annie M. Peyton, a Married Couple.



Signature of Notary Public

