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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jeffrey D. Dawson Revocable Trust and Kari Tenille Dawson
Revocable Trust, 3106 Hickory Ridge Rd., St. Charles, IA 50240

✓**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Jeffrey D. Dawson and Kari Tenille Dawson

Grantees: Jeffrey D. Dawson Revocable Trust and Kari Tenille Dawson Revocable Trust

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, Jeffrey D. Dawson and Kari Tenille Dawson, husband and wife, do hereby Convey an undivided one-half interest to Jeffrey D. Dawson and Kari Tenille Dawson Co-Trustees of the Jeffrey D. Dawson Revocable Trust and an undivided one-half interest to Kari Tenille Dawson and Jeffrey D. Dawson Co-Trustees of the Kari Tenille Revocable Trust, the following described real estate in Madison County, Iowa:

Parcel B of the Northwest Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey recorded May 26, 2021, in Book 2021, Page 2159 of the Recorder's Office of 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.

This deed is exempt according to Iowa Code 428A.2(21).

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: 9-26-22

[Signature]
Jeffrey D. Dawson, Grantor

[Signature]
Kari Tenille Dawson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/26/2022 by Jeffrey D. Dawson and Kari Tenille Dawson.

[Signature]
Signature of Notary Public

