

BK: 2022 PG: 2906  
Recorded: 10/5/2022 at 3:47:27.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$828.00  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
Recorder's Cover Sheet

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

**Taxpayer Information:**

Landon Camp  
2271 Rustic Avenue  
Winterset, Iowa 50273

**Return Document To:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**Grantors:**

Reta J. Scott Brown

**Grantees:**

Landon Camp

**Legal Description:** See Page 2



WARRANTY DEED

For the consideration of \$518,000.00 and no/100ths-----Dollars and other valuable consideration, Reta J. Scott Brown, a single person, does hereby Convey to: Landon Camp the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 12, containing 5.04 acres, as shown in Plat of Survey filed in Book 2018, Page 3795 on November 21, 2018, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2020, Page 4007 on October 21, 2020 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract of land located in the Southwest Quarter (1/4) of said Section 12, containing 0.5 acres more or less, as shown in Plat of Survey filed in Book 1, Page 116 on November 24, 1976, in the Office of the Recorder 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.

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.

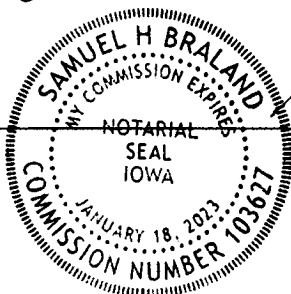
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 5, 2022.

Reta J. Scott Brown
Reta J. Scott Brown

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on October 5, 2022 by Reta J. Scott Brown.



Samuel H. Braland
Notary Public