

BK: 2022 PG: 3085
Recorded: 10/24/2022 at 8:37:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$734.40
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1446ROGI)

Return To: Ryan E. Burger, 1573 Fawn Avenue, Earlham, IA 50072

Taxpayer Information: Ryan E. Burger, 1573 Fawn Avenue, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Eric Rooney and Julie Rooney, a married couple**, do hereby Convey to **Ryan E. Burger and Erica A. Burger, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "I" part of the East One-half (E1/2) of the Northwest Quarter (NW1/4) of Section 25, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Northeast corner of the Northeast (1/4) of the Northwest (1/4) of said Section 25; thence S 00°15'40" a distance of 1,301.94; thence N 89°09'36" W a distance of 734.40'; thence S 00°16'03" W a distance of 1066.64'; thence N88°54'13" W a distance of 552.69'; thence N 00°32'07" E a distance of 2362.17"; thence S 89°19'58" E a distance of 1275.83' to the point of beginning, Madison County, Iowa.

Containing 51.623 acres including 2.240 Acres of county road right of way easement.

Subject to all covenants, restrictions and easements of record.

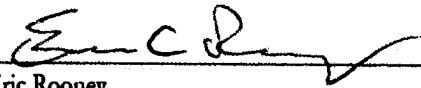
There is no known private burial site, well, solid waste disposal site, underground storage tank,

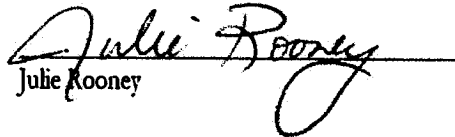
hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

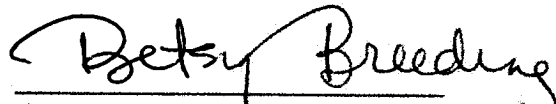
Dated: 10-13-2022


Eric Rooney


Julie Rooney

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

This record was acknowledged before me on OCTOBER 13, 2022, by
Eric Rooney and Julie Rooney, a married couple.


Notary Public in and for said State

