

BK: 2022 PG: 3169  
Recorded: 11/2/2022 at 8:11:27.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$4.50  
Combined Fee: \$21.50  
Revenue Tax: \$63.20  
LISA SMITH RECORDER  
Madison County, Iowa

**Preparer:** Shannon M.H. Hassé, Dentons Davis Brown PC, 215 10th St. Suite 1300, Des Moines, IA 50309, (515) 288-2500  
**Return to/Address Tax Statement:** Bryan Young and Jacqueline Young, P.O. Box 36042, Des Moines, IA 50315

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### WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, **Gregory L. Tucker, a married person**, does hereby Convey to **Bryan Young and Jacqueline Young, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, all of the grantor's right, title, and interest in and to the following described real estate in Madison County, Iowa:

Part of the East One-half (1/2) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of the East ½ of the Northeast ¼ of said Section 12; thence S 87 degrees 54 minutes 18 seconds E a distance of 360.53'; thence S 00 degrees 07 minutes 54 seconds W a distance of 272.30'; thence S 65 degrees 04 minutes 51 seconds W a distance of 397.73'; thence N 00 degrees 07 minutes 54 seconds E a distance of 453.06' to the point of beginning.

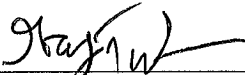
Containing 3.00 Acres of land including 0.25 Acres of County Road Right of Way.


**There IS a 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 a groundwater hazard statement is being submitted herewith.**

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds 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. 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

*[Signature Page Follows]*


Dated: 10-31, 2022

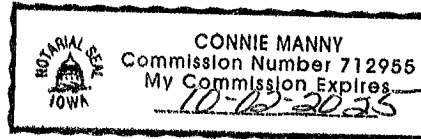
  
Gregory L. Tucker, Grantor

  
LeAnn Tucker, Spouse of Grantor

STATE OF IOWA, COUNTY OF Madison ss

This record was acknowledged before me on October 31, 2022, by Gregory L. Tucker and LeAnn Tucker, a married couple.

  
Signature of Notary Public  
My commission expires: 10-02-2025



[Signature Page to Warranty Deed]