



Document 2022 3195

Book 2022 Page 3195 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$117.60
Rev Stamp# 418 DOV# 412

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$74,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Shannon Rowland, 302 W South Street, Macksburg IA 50155

CF152289

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dustin R. Tracy, a single person**, (the "Grantor"), does hereby Convey to **Shannon Rowland, a single person** (the "Grantee"), the following described real estate:

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 45 rods West of the Northeast corner of said Section Sixteen (16), and running thence South 16 rods, thence West 6 rods, thence North 16 rods, thence East 6 rods to the place of beginning.



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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants 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

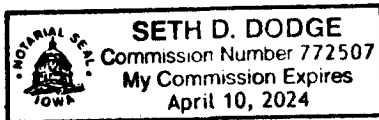
Dated the 2 day of Nov, 2022.



Dustin R. Tracy (Grantor)

STATE OF IA, COUNTY OF Polk

This record was acknowledged before me on Nov 2, 2022, by Dustin R. Tracy.



Notary Public